

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-04P-LSC60084 GSA Building Number: SC1079ZZ
ADDRESS OF PREMISES: 1849 Paris Avenue Port Royal, SC. 29935-1927	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Port Royal Center Associates, LP** whose address is: 1706 Ribaut Road, Port Royal, SC. 29935-1927 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy in accordance with Lease Contract Paragraph entitled "Lease Term".

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon Government Execution to establish beneficial occupancy and lease term of Lease **GS-04P-LSC60084**. Paragraphs entitled "Lease Term" and subparagraph 103 (A) "Rent and Other Considerations", are deleted in their entirety and the following substituted therefore.

A. The Lessor hereby leases to the Government a total of 2,405 RSF (2,015 ANSI/BOMA Office Area (ABOA)), with 3 surface parking spaces, located at Port Royal Center, 1849 Paris Avenue, Port Royal, SC.

B. TO HAVE AND TO HOLD the said premises with their appurtenances for the Ten (10) year, Seven (7) years firm term beginning on September 15, 2015 through September 14, 2025. Subject to termination. The government may terminate this lease at any time on or after September 15, 2022 by giving at least 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

C. Paragraph 1.03 (A). The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, based on 2,405 RSF as follows:

	Firm Term 9/15/2015- 9/14/2022	Non-Firm Term 9/15/2022- 9/14/2025
	Annual Rent	Annual Rent
Shell Rent ¹	\$55,483.35	\$55,483.35
Tenant Improvements rent ²	\$41,464.79	\$0.00
Operating Costs ³	\$14,766.70	\$14,766.70
Parking	\$0.00	\$0.00
Total Annual Rent	\$111,714.84	\$70,250.05


¹Shell rent calculation: \$23.07 per RSF multiplied by 2,405 RSF

²Tenant Improvement Allowance of \$229,688.55 is amortized at a rate of 6.9 percent per annum over 7 years, yielding a rate of \$17.24 PRSF.

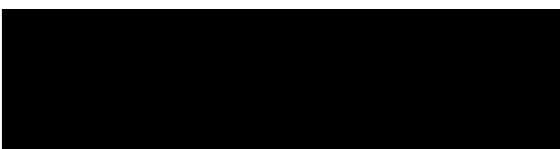
³Operating Costs: \$6.14 per RSF multiplied by 2,405 RSF.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date:

FOR THE LESSOR: 
Signature: _____
Name: _____
Title: _____
Entity Name: Port Royal Center Assoc, LP
Date: 9/3/15

FOR THE GOVERNMENT: 
Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, 9/4/15
Date: _____

WITNESS: 
Signature: _____
Name: _____
Title: _____
Date: 9-3-2015