

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. 1	DATE 9/30/10
TO LEASE NO. GS-048-59157		
ADDRESS OF PREMISES 801 Broad Street Augusta, GA 30901-1231		
<p>THIS AGREEMENT, made and entered into this date by and between RDC Properties, LLC whose address is 108 1/2 Court House Square Edgefield, S.C. 29824-0388 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to issue the Notice to Proceed with construction of Tenant Improvements.</p> <p>WHEREAS, the parties hereto desire to amend the above lease to agree upon the Government's Approved Design Intent Drawings dated 7/27/2010 and to issue the Notice to Proceed with the construction of the demised premises. SLA No. 1 shall serve as Notice to proceed with the build-out at the above-mentioned location. Tenant improvement items must not exceed \$29,734.04, which includes a Tenant Improvement allowance of \$23,966.84 and a lump sum payment in the amount of \$5,767.20.</p> <p>The lessor shall furnish all labor, materials, equipment, design, professional fees, permit fees, inspections fees, utilities, construction drawings (including, without limitation, plans and specifications), construction const and services and all other similar cost and expenses associated with the alterations to the space as depicted on Government's Approved Drawings, dated 7/27/2010, Exhibit "A" floor plan, attached hereto and made a part hereof. All work must be completed by November 30, 2010.</p> <p>The Lessor will be paid a lump sum payment in the amount of \$5,767.20 after completion of the work. The Government shall make a lump sum payment after completion of the work and acceptance by the Government. Payment will be due only for items which are both: (a) shown on the Government's Approved layout, and (b) requested in writing by the Contracting Officer. Title to items for which the Government makes a lump sum payment shall vest in the Government. These items can be removed by the Government at any time. Lessor waives any restoration in connection with these items. Unless the Government has removed the item from the premises, Lessor shall remain responsible for maintenance, repair and replacement of all items provided by the Lessor under this lease. If after the lease term and any extended, renewal or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.</p> <p>All invoices shall be sent to: U.S. General Services Administration, Finance Division - 7BCP, 819 Taylor Street, Fort Worth, Texas, 76102-018 with the following Payment Document Number PON # _____ RWA # N1192797.</p> <p>Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreement, the terms and conditions of this Agreement shall All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR: RDC Properties, LLC BY <u>[Signature]</u> (Signature) <u>President/Manager</u> (Title) IN PRESENCE OF <u>[Signature]</u> (Signature) <u>108 1/2 Court House Sq, Edgefield, SC. 29824</u> (Address)		
UNITED STATES OF AMERICA BY <u>Maria Obata 9/30/10</u> (Signature) <u>CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION</u> (Official Title)		