

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT No. 1	DATE <u>8/19/2011</u>		
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-04B- 61019			
ADDRESS OF PREMISES	Wachovia Center 100 North Main Street Winston Salem, NC 27101-4015				
<p>THIS AGREEMENT, made and entered into this date by and between SL Winston Salem, LLC</p> <p>Whose Address is: 601 West 26th Street, Suite 1260 New York, NY 10001-1101</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>February 1, 2011</u>, as follows:</p> <p>This Supplemental Lease Agreement (SLA #1) addresses [REDACTED] Solicitation for Offers (SFO) # ONC2063</p> <p>Paragraph 1 is hereby amended to reflect the following: The Lessor hereby leases to the Government the following described premises:</p> <p style="padding-left: 40px;">A total of 90,280 rentable square feet (RSF) of office and related space, which yields 78,618 ANSI/BOMA Office Area square feet (ABOASF) and 5 reserved surface parking spaces in the Wachovia Center located at 100 North Main Street, Winston Salem, North Carolina 27101-4015.</p> <p>Paragraph 2 is hereby amended to reflect the following: TO HAVE AND TO HOLD the said premises with their appurtenances for the ten (10) years, eight (8) years firm, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than one hundred (120) working days subsequent to the Government's Notice to Proceed.</p> <p>Paragraph 10 is hereby amended to reflect the following: In accordance with Solicitation for Offers ONC2063 paragraph 4.2, <i>Tax Adjustment</i>, the percentage of Government occupancy is established as 16.2%.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>					
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>LESSOR: SL Winston Salem, LLC</p> <p>BY <u>[Signature]</u></p> <p>IN PRESENCE OF <u>[Signature]</u></p> <p style="text-align: center;">(Signature)</p> </td> <td style="width: 50%; vertical-align: top;"> <p><u>601 W 26th St NY, NY</u></p> <p><u>601 W 26th St NY, NY</u></p> <p style="text-align: center;">(Address)</p> </td> </tr> </table>				<p>LESSOR: SL Winston Salem, LLC</p> <p>BY <u>[Signature]</u></p> <p>IN PRESENCE OF <u>[Signature]</u></p> <p style="text-align: center;">(Signature)</p>	<p><u>601 W 26th St NY, NY</u></p> <p><u>601 W 26th St NY, NY</u></p> <p style="text-align: center;">(Address)</p>
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<p>UNITED STATES OF AMERICA</p> <p>BY <u>Wanda P. Gardiner</u></p> <p style="text-align: center;">(Signature)</p>		<p>CONTRACTING OFFICER</p> <p><u>GENERAL SERVICES ADMINISTRATION</u></p> <p style="text-align: center;">(Official Title)</p>			

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT No. 2	DATE <u>8/19/2011</u>														
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-04B- 61019															
ADDRESS OF PREMISES Wachovia Center 100 North Main Street Winston Salem, NC 27101-4015																	
<p>THIS AGREEMENT, made and entered into this date by and between SL Winston Salem, LLC</p> <p>Whose Address is: 601 West 26th Street, Suite 1260 New York, NY 10001-1101</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>June 1, 2011</u>, as follows:</p> <p>This Supplemental Lease Agreement (SLA #2) addresses [REDACTED] Solicitation for Offers (SFO) # 0NC2063</p> <p>A total of 71,935 rentable square feet (RSF) of office and related space, which yields 62,602 ANSI/BOMA Office Area square feet (ABOASF) inclusive of floors 18, 19, 20 and 26 and 5 reserved surface parking spaces in the Wachovia Center located at 100 North Main Street, Winston Salem, North Carolina 27101-4015.</p> <p>Paragraph 3 is hereby amended to reflect the following:</p> <p>1. The Government shall pay the lessor annual rent for the entire term, monthly, in arrears, as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>TERM</th> <th>SHELL RENT</th> <th>OPERATING RENT</th> <th>TENANT IMPROVEMENT</th> <th>ANNUAL RENT</th> <th>PRSF RATE</th> <th>PUSF RATE</th> </tr> </thead> <tbody> <tr> <td>5/1/2011-10/31/2011</td> <td>\$945,225.90</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$945,225.90</td> <td>\$13.14</td> <td>\$15.09</td> </tr> </tbody> </table> <p>All other terms and conditions of this lease shall remain in force and effect.</p> <p>All other terms of this lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>				TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	PUSF RATE	5/1/2011-10/31/2011	\$945,225.90	\$0.00	\$0.00	\$945,225.90	\$13.14	\$15.09
TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	PUSF RATE											
5/1/2011-10/31/2011	\$945,225.90	\$0.00	\$0.00	\$945,225.90	\$13.14	\$15.09											
LESSOR: SL Winston Salem, LLC																	
BY _____		<u>601 W 26th St, NY NY 10001</u>															
IN PRESENCE OF _____ (Signature)		<u>601 W 26th St NY NY 10001</u> (Address)															
UNITED STATES OF AMERICA		CONTRACTING OFFICER															
BY <u>Wanda P. Hudinor</u> (Signature)		<u>GENERAL SERVICES ADMINISTRATION</u> (Official Title)															