

Supplemental Lease Agreement No. 1
Lease Number GS-04B-50017
Project Number 8NC2101
225 Green Street, Fayetteville, NC 28301-5045

1.) The Lessor shall provide all the materials, labor, and services required to provide for the completion of the Tenant Improvements as depicted and according to the Construction Drawings created by Andy Prevette, Architect, dated June 2, 2011. Drawing list is attached as Exhibit 1.

2.) Upon full execution and delivery of this Supplemental Lease Agreement (SLA¹) the Lessor can consider this as a Notice to Proceed with the construction of the Tenant Improvements. The anticipated date of the completion of the Tenant Improvements and acceptance by the Government is on or before December 6, 2011.

3.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The total cost of the Tenant Improvements has been estimated to be \$246,548.00. The total Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion. The total cost of the Tenant Improvements is depicted on Exhibit 2, attached.

Any changes of the Construction Drawings, which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

A portion of the **total Tenant Improvement costs**, \$241,422.58, shall be amortized entirely over five years. The annual cost of the amortized portion of the Tenant Improvement cost is \$54,652.74 paid monthly in arrears in the amount of \$4,554.40.

The **remaining balance of the total** cost of the Tenant Improvements is \$5,125.42 [$\$246,548.00 - \$241,422.58$] and it shall be paid by a lump-sum payment upon the substantial completion and acceptance by the Government of the tenant improvements.

To submit for the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as that named on this lease which includes lessor's name as specified on the leases, shall include the Lease number, building address, and a price and quantity of the items delivered.

The invoice may be mailed to:

General Services Administration
Attn: Justin Kidwell , GSA Contracting Officer
77 Forsyth Street, Room 500
Atlanta, GA 30303

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent SLA.

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials WJK

Lessor initials: SA