

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. <b>02</b>	TO LEASE NO. <b>GS-04B-50071</b>	DATE <b>6/13/2012</b>	PAGE <b>1 of 1</b>
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ADDRESS OF PREMISES **1840 Jake Alexander Blvd, W. Salisbury, NC 28147-1135**

**THIS AGREEMENT**, made and entered into this date by and between **Wise Developments, LLC**

whose address is **1219 N. South Street  
PO BOX 804  
Mount Airy, NC 27030-2855**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

All references to **8NC2024** in the SF2 are hereby changed to **8NC2124**.

Paragraphs **1, 2, 3, 4, and 10, 11, 14** of the lease are hereby deleted in their entirety and replaced as follows:

- "1. The Lessor hereby leases to the Government the following described premises:  
A total of 10,361 rentable square feet (RSF), consisting of 9,402 ANSI/BOMA Office Area Square Feet (ABOASF) of newly-constructed office and related space on the entire first floor of a one-story building, plus Fifty-three (53) surface, on-site parking spaces, located at 1940 Jake Alexander Boulevard, W. Salisbury, NC 28147-1135
- "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years beginning on December 14, 2011 through December 13, 2021, subject to termination and renewal rights as may be hereinafter set forth."
- "3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows:




<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PER RSF<sup>1</sup></u>	<u>RATE PER BOASF<sup>2</sup></u>	<u>MONTHLY RATE</u>
12/14/2011– 12/13/2016	\$299,850.12	\$28.94	\$31.89	\$ 24,987.51
12/14/2016 – 12/13/2021	\$224,599.71	\$21.68	\$23.89	\$18,716.64

Note 1: The rate per Rentable Square Feet (RSF) is determined by dividing the total annual rental by the RSF set forth in paragraph 1 above.  
 Note 2: The rate per ANSI/BOMA Office Area Square Feet (ABOASF) is determined by dividing the total annual rental by the ABOASF set forth in paragraph 9.

- "4. The Government may terminate this lease, in whole or in part, at any time on or after December 14, 2016, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."

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 agreements, the terms and conditions of this Agreement shall control and govern.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

Lessor Wise Developments, LLC	
	NAME OF SIGNER <b>E. Dean Bray III</b>
ADDRESS <b>1100 Oak Mount Airy, NC 27030</b>	
IN PRESENCE OF	
	NAME OF SIGNER <b>E. D. Bray Jr</b>
ADDRESS <b>1100 Oak Mount Airy, NC 27030</b>	
UNITED STATES OF AMERICA	
	NAME OF SIGNER WILLIAM JUSTIN KIDWELL OFFICIAL TITLE OF SIGNER LEASE CONTRACTING OFFICER

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"10. The rental rate in Paragraph 3 for the period 12/14/2011 through 12/13/2016 includes all Tenant Improvements (TI). In accordance with Paragraph 3.2 of SFO 8NC2124, the TI allowance provided in the lease is \$34.088040 per ABOASF, or a total of \$320,495.75 amortized at an interest rate of 6.5% over five (5) years yielding an annual cost of \$75,250.41 at a rate of \$8.00 per ABOASF (\$7.26 per RSF). The TI allowance will be used to construct the interior space in accordance with the approved DID's provided by the Government. If the TI cost exceeds \$34.088040 per ABOASF (for up to 9,402 ABOASF), the balance due the Lessor will be paid by rental adjustment or lump sum, to be determined by the Government. If the entire TI allowance of \$34.088040 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference. The Lessor understands, in lieu of Cost and Pricing Data, his contractor or each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted. This does not apply to the shell build-out.

"11. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 8NC2124, the annual shell cost is established as \$163,199.71 yielding \$17.36 per ABOASF (\$15.75 per RSF) which is inclusive of the rental rate in Paragraph 3 for the period 12/14/2011 through 12/13/2021.

"14. In accordance with Paragraph 4.3 (Operating Costs) of SFO No. 8NC2124, the annual operating cost is established as \$61,400.00 yielding an escalation base of \$6.53 per ABOASF (\$5.93 per RSF) which is inclusive of the rental rate in Paragraph 3 for the period 12/14/2011 through 12/13/2021.

All other terms and conditions remain in full force and effect.

\*\*\*\*LAST ITEM\*\*\*\*

INITIALS:  LESSOR  
GOVT

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