

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES

61 Triple Springs Road, Hendersonville, NC 28792-7812

**THIS AGREEMENT**, made and entered into this date by and between Albea-Williams LLC

Whose address is 38 Southern Vision Drive, Hendersonville, NC 28972-7934

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 the effective date, the commence rent, the Tenant Improvement schedule, and the full service rent after Tenant Improvement completion.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended as follows:

**I. PART II - OFFER** Section 3 is hereby deleted in its entirety and replaced by the following:

3. To have and to hold, for the term commencing **September 1, 2011** and continuing through **August 31, 2021 inclusive**. The Government may terminate this lease in whole or in part at any time on or after **October 31, 2016** by giving at least **SIXTY (60)** days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing;

**II. Page 3 TO GSA FORM 3626**, paragraph 1 is hereby deleted in its entirety and replaced by the following:

1. A total of 4,284 rsf rented plus 900 rsf free of rent equals 5,184 total rentable square feet of office and related space, which yields 3,911 ABOA rented plus 1,074 ABOA free of rent equals 4,985 total ABOA square feet of office and related space (Block A has a total of 2,547 rsf / 2325 ABOA / Block B has a total of 1,737 rsf and 1,586 ABOA) to be located at 61 Triple Springs Road, Hendersonville, Henderson County, NC 28792-7812, along with one (1) reserved parking space (and twenty three (23) general surface parking spaces.

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

[Redacted] Albea-Williams LLC  
NAME OF SIGNER  
Robert D. Williams

~~38 Southern Visions Dr., Hendersonville, NC 28792~~  
IN PRESENCE OF

[Redacted] NAME OF SIGNER  
Lynn Wood

[Redacted] Hendersonville, NC 28792  
UNITED STATES OF AMERICA

SIG [Redacted] NAME OF SIGNER  
Robert E Scott  
OFFICIAL TITLE OF SIGNER

II. Page 3 TO GSA FORM 3626, paragraph 2 is hereby deleted in its entirety and replaced by the following

2. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

(Rounded)

	Term	Shell RSF	Operating RSF	Rate Per RSF	Annual Shell RSF	Annual Operating RSF	Annual Rent	Monthly Rate
Block A	09/1/2011-10/31/2011	\$12.44	\$4.67	\$17.11	\$31,684.68	\$11,890.67	\$43,575.35	\$3,631.28
Block B	09/1/2011-10/31/2011	\$12.44	\$4.67	\$17.11	\$21,608.28	\$8,109.33	\$29,717.61	\$2,476.47
<b>Composite Rate</b>				<b>\$17.11</b>	<b>\$53,292.96</b>	<b>\$20,000.00</b>	<b>\$73,292.96</b>	<b>\$6,107.75</b>

(Rounded)

	Term	Shell RSF	Opt RSF	TI RSF	Rate Per RSF	Annual TI	Annual Shell RSF	Annual Operating RSF	Annual Rent	Monthly Rate
Block A	11/1/2011-10/31/2016	\$12.44	\$4.67	\$7.34		\$18,711.56	\$31,684.68	\$11,890.67	\$62,286.31	\$5,190.58
Block B	11/1/2011-10/31/2016	\$12.44	\$4.67	\$7.32		\$12,717.70	\$21,608.28	\$8,109.33	\$42,435.31	\$3,536.28
<b>Composite Rate</b>					<b>\$24.46</b>	<b>\$31,429.26</b>	<b>\$53,292.96</b>	<b>\$20,000.00</b>	<b>\$104,722.22</b>	<b>\$8,726.85</b>

(Rounded)

	Term	Shell RSF	Operating RSF	Rate Per RSF	Annual Shell RSF	Annual Operating RSF	Annual Rent	Monthly Rate
Block A	11/1/2016-08/31/2021	\$12.44	\$4.67	\$17.11	\$31,684.68	\$11,890.67	\$43,575.35	\$3,631.28
Block B	11/1/2016-08/31/2021	\$12.44	\$4.67	\$17.11	\$21,608.28	\$8,109.33	\$29,717.61	\$2,476.47
<b>Composite Rate</b>				<b>\$17.11</b>	<b>\$53,292.96</b>	<b>\$20,000.00</b>	<b>\$73,292.96</b>	<b>\$6,107.75</b>

For September 1, 2011 - October 31, 2011, the Government's annual rental payment of \$73,292.96 (\$17.11 per RSF) includes: annual shell rent of \$53,292.96 (\$12.44 per RSF), and annual operating rent of \$20,000.00 (\$4.67 per RSF). Note: there is no additional cost for parking.

For November 1, 2011 - October 31, 2016, the Government's annual rental payment of \$104,772.22 (\$24.46, per RSF) includes: annual shell rent of \$53,292.96 (\$12.44 per RSF), annual TI amortization of \$31,429.26 (\$7.336428 per RSF), and annual operating rent of \$20,000.00 (\$4.67 per RSF). Note: there is no additional cost for parking.

For November 1, 2016 - August 31, 2021, the Government's annual rental payment of \$73,292.96 (\$17.11 per RSF) includes:

INITIALS: ADL & [Signature]  
LESSOR

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annual shell rent of \$53,292.96 (\$12.44 per RSF), and annual operating rent of \$20,000.00 (\$4.67 per RSF). Note: there is no additional cost for parking.

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

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INITIALS: ADL & [Signature]  
LESSOR

GSA FORM 275 (REV. 12/2006)