

**SUPPLEMENTAL LEASE AMENDMENT**

SUPPLEMENTAL LEASE AMENDMENT NO. 8	TO LEASE NO. GS-04B-50007	DATE	PAGE 1 of 1
ADDRESS OF PREMISES 501 Pennsylvania Ave Greer, SC 29650-1732			

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:

WHEREAS, the parties hereto desire to amend the above Lease to provide beneficial occupancy for the leased space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, January 12, 2012, as follows:

This Supplemental Lease Amendment (SLA) Eight (8) provides beneficial occupancy for the leased space. Paragraph 3 and 13 is deleted in its entirety and replaced and Paragraph 21 is restated.

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

All other terms and conditions of the lease shall remain in force and effect.

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

**LESSOR**

SIGNATURE	[Redacted]	NAME OF SIGNER E. D. Bray III
ADDRESS	At Airy, NC	27030

**IN PRESENCE OF**

SIGNATURE	[Redacted]	NAME OF SIGNER E. D. Bray Jr
ADDRESS	At Airy, NC	27030

UNITED STATES OF AMERICA

NAME OF SIGNER Alvin P. Jackson
OFFICIAL TITLE OF SIGNER LCO

<b>01/12/2012 - 01/11/2022</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Rent per RSF</b>	<b>Rent per ABOA</b>
<i>Shell Rent</i>	\$ 170,172.84	\$ 14,181.07	\$ 17.83	\$ 20.51
<i>Operating Cost</i>	\$ 55,700.00	\$ 4,641.67	\$ 5.83	\$ 6.71
<i>Tenant Improvements</i>	\$ 36,643.26	\$ 3,053.00	\$ 3.84	\$ 4.41
<i>Building Specific Security</i>	\$ 10,014.93	\$ 834.58	\$ 1.05	\$ 1.21
<b>Full Service Rent</b>	<b>\$ 272,531.03</b>	<b>\$ 22,710.92</b>	<b>\$ 28.55</b>	<b>\$ 32.84</b>

<b>01/12/2022 - 01/11/2027</b>	<b>Annual Rent</b>	<b>Monthly Rent</b>	<b>Rent per RSF</b>	<b>Rent per ABOA</b>
<i>Shell Rent</i>	\$ 171,783.36	\$ 14,315.28	\$ 18.00	\$ 20.70
<i>Operating Cost</i>	\$ 55,700.00	\$ 4,641.67	\$ 5.83	\$ 6.71
<i>Tenant Improvements</i>	\$ -	\$ -	\$ -	\$ -
<i>Building Specific Security</i>	\$ -	\$ -	\$ -	\$ -
<b>Full Service Rent</b>	<b>\$ 227,483.36</b>	<b>\$ 18,956.95</b>	<b>\$ 23.83</b>	<b>\$ 27.41</b>

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in Paragraph 1.  
 Note 2. The rate per BOMA office area square foot (OASF) is determined by dividing the total annual rental by the BOMA office area square footage set forth in Paragraph 1.

13. In accordance with Paragraph 4.3 (Operating Cost), the escalation base is established as \$6.71POASF (\$5.83) rounded or 55,700.00 annually.

21. In accordance with the SOLICITATION FOR OFFERS 8SC2130, Paragraph 2.4, the Lessor and the Broker have agreed to a SFO cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED], [REDACTED] per month rounded, for four (4) months of the lease. The Lessor agrees to pay the Commission less the Commission Credit, [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the and forming a part of this lease.


Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$22,710.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$22,710.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

Third Month's Rental Payment \$22,710.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent;

Fourth Month's Rental Payment \$22,710.92 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

INITIALS:  LESSOR  
GOVT