

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-04B-50019	DATE 01/30/2012	PAGE 1 of 3
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ADDRESS OF PREMISES
151 Quartz Lane, Florence SC, 29506-4209

THIS AGREEMENT, made and entered into this date by and between CURTIS INVESTMENTS, FLORENCE, LLC

whose address is: 5641 SMU Boulevard, Suite 100
DALLAS, TEXAS 75206- 5026-

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

WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 7, 2011 as follows:

1.) Paragraph 1 of the Lease is hereby deleted in its entirety and replaced to read as follows:

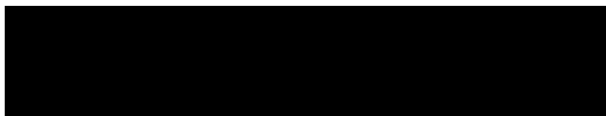
1. The Lessor hereby leases to the Government the following described Premises;

A total of 10,628 rentable square feet (RSF) of office and related space, which yields 10,125 ANSI/BOMA Office Area square feet (ABOASF). Located at 151 Quartz Lane Florence (Florence County) 29506-4209 SC, as outlined on the demising plans labeled Exhibit "A" Attached Hereto and made part hereof, together with (20) reserved surfaced parking spaces located on-site to be used for such purposes as determined by the General Services Administration.

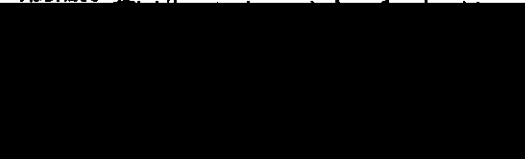
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
	NAME OF SIGNER Chris Curtis

ADDRESS Dallas, TX 75206

IN PRESENCE OF	
	NAME OF SIGNER Robert H. Hopkins IV

ADDRESS 5641 SMU Blvd, Suite 100 Dallas, TX 75206

UNITED STATES OF AMERICA	
	NAME OF SIGNER Robert E. Scott
	OFFICIAL TITLE OF SIGNER Contracting Officer

Supplemental Lease Agreement # 5
 151 Quartz Lane, Florence, SC 29506-4209; LEASE: GS-04B-50019

2.) Paragraph 2 of the Lease is hereby deleted in its entirety and replaced to read as follows:

2. To have and to hold the said premises for a term beginning on April 7, 2011, through April 6, 2026 subject to termination rights and renewal rights as may be hereinafter set forth.

3.) Paragraph 3 of the Lease is hereby deleted in its entirety and replaced to read as follows:

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

Term	Annual Shell Rent	Operating Cost Annual Rate	TI Cost Per RSF	Per RSF Rate	Annual Rent	Monthly Rent
April 7, 2011 to Nov 6, 2011 *	0.00	0.00	0.00	0.00 *	0.00	0.00*
Nov 7, 2011 to Nov 6, 2021 **	\$206,966.15	\$51,864.64 (\$4.88 RSF)	\$43,817.55 (\$4.602 RSF)	\$28.956	\$307,744.37	\$25,645.36
Nov 7, 2021 to April 6, 2026	\$246,569.60	\$51,864.64 (\$4.88 RSF)	\$0.00	\$28.08	\$298,434.24	\$24,869.52

The above rent is inclusive of the annual operating rental rate indicated in Paragraph 13 of the lease.

* Lessor will provide first 7 months free rent.

** Due to free rent period and to fully capture the total amortized TI amount the firm term is extended by 7 months.

Total annual rental shall be \$307,744.37 at the rate of \$25,645.36 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$206,966.15 annual Operating Costs of \$51,864.64 plus, annual Tenant Improvement Amortization cost of \$43,817.55, and annual Building Specific Security Amortization cost of \$5,096.03

4.) Paragraph 6 of the Lease is hereby deleted in its entirety and replaced to read as follows:

6. The Government may terminate this lease in whole or in part at any time after November 6,2021, by giving at least sixty (60) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5.) Paragraph 9 of the Lease is hereby deleted in its entirety and replaced to read as follows:

9.) The rent set forth in Paragraph 3 of this lease Agreement is based upon the lessor providing a tenant Improvement Allowance of \$321,578.85 to be amortized through the rent over the firm term of the lease (120) at the rate of 6.50% interest. In accordance with Solicitation with Solicitation for Offers 8SC2123 paragraph 3.3, Tenant Improvement Rental Adjustments, the annual amount will be \$43,817.55.

6.) Paragraph 10 of the Lease is hereby deleted in its entirety and replaced as follows:

10. The rent set forth in Paragraph 3 of this lease Agreement includes Building Specific security Cost of to be amortized through the rent over the firm term of the lease (120 months) at the rate of 6.50% interest. The annual amount will be \$5, 096.03.

INITIALS LESSOR *CC* GOV'T *RS*

7.) Paragraph 11 of the Lease is hereby deleted in its entirety and replaced to read as follows:

11. The common area factor is 1.0496 (10,628 RSF / 10,125 ABOSF)

8.) Paragraph 12 of the Lease is here by deleted in its entirety and replaced to read as follows:

12. In accordance with Paragraph 4.2 Tax Adjustment,(Aug 2008), of the SFO, Tax Adjustment, the Government occupancies 100% of the building taxes in the year of 2011.

9.) Paragraph 19 of the Lease is here by deleted in its entirety and replaced to read as follows:

19. In accordance with the Lease (GS-04B-50019) Paragraph 19 and 2.4 Broker *Commission and Commission Credit*, CB Richard Ellis Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CB Richard Ellis have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) when the Lease is awarded and (ii) one-half upon the earlier of Tenant's Occupancy of the premises leased pursuant to the Lease or the commencement date of the lease. Due to the Commission Credit described in Paragraph 2.4., only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing 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 until the credit has been fully recaptured.

Eighth month's rental payment of \$25,706.66 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted eighth month's rent).

Ninth month's rental payment of \$25,706.66 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted ninth month's rent).

Tenth month's rental of \$25,706.66 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted tenth month's rent).

Eleventh month's rental of \$25,706.66 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted eleventh month's rent).

12. The Lessor hereby approves a waiver of restoration for all areas affected by this alteration.

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.

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INITIALS;

LESSOR

cc

GOV'T

[Handwritten Signature]