

| | | |
|---|---------------------------------|-----------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT NO. 1 | DATE 2-10-11 |
| | TO LEASE NO GS-04B-50034 | |

ADDRESS OF PREMISES: 292 Professional Park Road, Clinton, SC 29325-7624

THIS AGREEMENT, made and entered into this date by and between **WILSON CULBERTSON, LLC**

whose address is: 1111 LAUREL STREET
COLUMBIA, SC 29201-2801

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 1, 2011, as follows:

- Paragraph 2 is changed to read: "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning January 1, 2011 through December 31, 2020, subject to termination and renewal rights as may be hereinafter set forth."
- Paragraph 3 is changed to read: "3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

| TERM | ANNUAL RENT | RATE Per RSF (Rounded) | RATE Per OASF (Rounded) | MONTHLY RENT |
|---------------------|--------------|---------------------------|----------------------------|--------------|
| 01-01-11 - 12-31-15 | \$181,948.80 | \$26.40 | \$28.58 | \$15,162.40 |
| 01-01-16 - 12-31-20 | \$144,456.32 | \$20.96 | \$22.70 | \$12,038.03 |

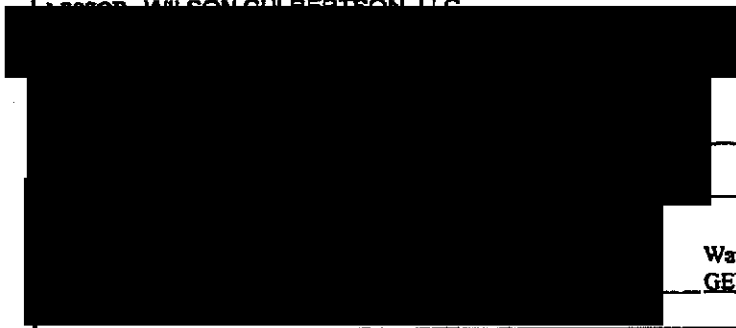
All other terms and conditions of Paragraph 3 remain unchanged."

----- Continued on Page 2 -----

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR, WILSON CULBERTSON, LLC



Wanda Hardiman

(Title)

(Address)

Wanda Hardiman, Contracting Officer
GENERAL SERVICES ADMINISTRATION

(Official Title)

3. Paragraph 4 is changed to read: "4. The Government may terminate this lease, in whole or in part, at any time on or after January 1, 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."
4. Paragraph 10 is changed to read: "10. Items as specified in SOLICITATION FOR OFFERS 9SC2014 are to be provided by the Lessor. Upon completion, inspection and acceptance by the Contracting Officer, the Tenant Alterations Allowance of \$160,201.57 will be amortized over the five (5) year firm term (60 months) beginning January 1, 2011 in the Lease at 6.33% for \$37,461.44 annually (\$5.44 prsf, \$5.88 poasf rounded), using end of the month payments."
5. Paragraph 15 is changed to read: "15. In accordance with the SOLICITATION FOR OFFERS 9SC2014, Paragraph 2.4 Broker Commission and Commission Credit (Nov 2006), the amount of [REDACTED] for the broker's fee is established. The amount of [REDACTED] (rounded) which is [REDACTED] of the [REDACTED] will be deducted from the shell portion of the rent until it has been refunded to the Government. This calculates to a rental reduction of [REDACTED] (rounded) per month for three months from the effective date of the lease ([REDACTED] divided by 3). The broker's fee will remain constant regardless of the measurement of space and/or change orders unless there is a substantive change to the contract necessitating revision of the subject commission. The Lessor agrees to pay the Commission less the Commission Credit, to the Broker in accordance with the Commission Agreement incorporated in 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 \$15,162.40 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$15,162.40 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$15,162.40 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent."

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

[REDACTED]

Initials: (wec) WPP/1