

ADDRESS OF PREMISES
Parkshore Centre, 1 Poston Road, Charleston, South Carolina 29407-3424

THIS AGREEMENT, made and entered into this date by and between **Parkshore Centre I, LP**

whose address is 25 Calhoun Street
Charleston, South Carolina 29407-3424

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter 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 April 1, 2011, as follows:

Paragraph 2, 3, 4 and 10 of the original lease are hereby deleted and replaced with the following:

2. TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning April 1, 2011 through March 31, 2021 subject to termination and renewal rights as may be hereinafter set forth.

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

TERM	SHELL RATE	OPERATING RENT	TENANT IMPROVEMENTS	ANNUAL RENT	RATE Per RSF	RATE Per ABOASF	MONTHLY RATE
04/01/2011-03/31/2013	\$116,527.86	\$30,572.64	-0-	\$147,100.50	\$24.25	\$27.88	\$12,258.38
04/01/2013-12/31/2016	\$116,527.86	\$30,572.64*	\$40,818.49	\$187,918.99	\$30.98	\$35.62	\$15,659.92
01/01/2017-03/31/2021	\$116,527.86	\$30,572.64	-0-	\$147,100.50	\$24.25	\$27.88	\$12,258.38

The Tenant Improvement Allowance of \$136,766.43 for tenant improvements will be amortized at a rate of Six (6) Percent per annum for a period not to exceed Three (3) years and Nine (9) months. Please see Page 2, Paragraph 10, Continuation of SF-2, GS-04B-50073, for additional details regarding the Annual Rent and the commencement of the Governments obligation to pay the Tenant Improvement Rental Rate.

* not inclusive of escalations

4. The Government may terminate this lease in whole or part, at any time on or after December 31, 2016, by giving the Lessor at least ninety (90) days written notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day of mailing.

LESSOR

SIGNATURE	[REDACTED]	NAME OF SIGNER	marcus R. Durlach, IV GP, Durlach Associates, Inc.
ADDRESS	25 Calhoun St., Suite 310, Charleston, SC 29401		

IN PRESENCE OF

SIGNATURE	[REDACTED]	NAME OF SIGNER	Bedie Kinney, CFO
ADDRESS	Same		

UNITED STATES OF AMERICA

SIGNATURE	[REDACTED]	NAME OF SIGNER	Elaine D Peters
		OFFICIAL TITLE OF SIGNER	Leasing Contracting Officer

10. The Tenant Improvement (TI) buildout on the space is accepted by the GSA and the TI is effective April 1, 2013.

*****THE REMAINDER OF THIS DOCUMENT WAS LEFT BLANK INTENTIONALLY*****

INITIALS: LESSOR
 GOVT