GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

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NO. 2 pg 1 of 1

DATE

TO LEASE NO.

GS-04B-50078

ADDRESS OF PREMISES 4790 Trade Street

4790 Trade Street Suites "E" and "F",

North Charleston, South Carolina, 29418-2833

THIS AGREEMENT made and entered into this date by and between Virgie C. Simmons Family, LLC

whose address is

145 King Street Suite 100

Charleston, South Carolina 29401-2213

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 April 30, 2012 , as follows:

"Paragraph 1 is amended to read:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 30, 2012 the Government is returning 1,860 RSF of office space and 4 surface parking spaces to the landlord. Effective May 1, 2012 the Government will continue to occupany 1,475 of office space and 4 surface parking spaces.

Paragraph 2 is amended to read:

Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of this lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

Term	Annual Rent	RSF	PRSF	PUSF	Monthly	Parking
08/01/11-04/30/12*	\$35,050.85	3,335 RSF	\$10.51	\$11.57	\$2,920.90	8
05/01/12 - 07/31/13*	\$15,502.25	1,475 RSF	\$10.51	\$11.57	\$1,291.85	4
*Inclusive of all CPIs"						

Paragraph 4 is amended to read:

In accordance with SFO paragraph 4.2 Operating Costs Base, the escalation base is established as \$7,684.75 per annum (\$5.21 per rentable square foot/ \$5.73 per ABOASF) for a full service lease.

Paragraph 10 is amended to read:

In accordance with SFO paragraph 4.1, Tax Adjustment, the percentage of Government occupancy is established as 6.6% rounded based on Government occupancy of 1,475 RSF and total building area of 22,400 RSF.

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
emily, LLC
195 King St JUR 100
(Address)
A Service D. Smalleaum Contracting Officer

AWARD No JOSEPSON, CONTracting Officer **GENERAL SERVICES ADMINISTRATION** (Official Title)