

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

SLA 2

6/20/12

TO LEASE NO.

GS-04B-50086

ADDRESS OF PREMISES **1379 Sims Street
Orangeburg, SC 29115-3456**

THIS AGREEMENT, made and entered into this date by and between **WISE DEVELOPMENTS, LLC DEAN BRAY III**

whose address is

**PO BOX 804
MT. AIRY, NC 27030-0804**

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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **May 23, 2012** as follows:

Paragraphs 1, 2, 3, 4, 10, and 15 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and by inserting in lieu thereof the following:

1. The Lessor hereby leases to the Government the following described premises: A total of **7,524** square feet of Rentable Square Feet (RSF) of office and related space, consisting of **6,840** ANSI/BOMA Office Area Square Feet (ABOASF), together with 42 on-site surface parking spaces in a newly constructed building located at **1379 Sims Street, Orangeburg, SC 29115-3456**

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning April 26, 2012 through April 25, 2027 subject to termination and renewal rights as may be hereinafter set forth

3.

TERM	ANNUAL RENT	RATE PER RSF	RATE PER ABOASF	MONTHLY RATE
4/26/2012-4/25/2022	\$195,548.76	\$25.99	\$28.59	\$16,295.73
4/26/2022 - 4/25/2027	\$165,377.52	\$21.98	\$24.18	\$13,781.46

Note 1 Years 1 - 10 include \$123,969.90 (Shell); \$41,382.00 (Operating); \$30,196.86 (Amortized TI)
Years 11 - 15 include \$123,995.52 (Shell); \$41,382.00 (Operating);

Note 2 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 3 The rate per ABOASF is determined by dividing the total annual rent by the ABOASF set forth in paragraph 1
continued on page 2 of 2

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

LESSOR **WISE DEVELOPMENTS, LLC DEAN BRAY III**

[Redacted Signature Area]

Managing Member
(Title)
PO Box 804 Mount Airy, NC 27030
(Address)

ES ADMINISTRATION

BY

Contracting Officer

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Orangeburg, SC

4. The Government may terminate this lease, in whole or in part, at any time on or after April 25, 2022 by giving the lessor at least sixty (60) days notice in writing.

10. IN accordance with Paragraph 4.1.C of the SFO the Common Area Factor is established as 1.1 (7,524 RSF / 6,840 ABOASF).

15. Paragraph 15 of the lease is amended as follows: "The total tenant improvement (TI) cost is \$303,754.69 per SLA1. The TI cost of \$221,616.00 (\$32.40 per ABOASF) will be amortized over the 10-year firm term period of the lease contract at an interest rate of 6.5%. The overage in Tenant Improvement costs shall be reimbursed to the lessor in a one-time lump sum payment in the amount of \$82,138.69 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer.

All other terms and conditions remain in full force and effect.

Gov't Initials RD
Lessor Initials: LO, B