

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-50102	DATE 7/22/2013	PAGE 1 of 2
ADDRESS OF PREMISES 601 19 th Avenue North, Myrtle Beach, South Carolina 29577-3279			

THIS AGREEMENT, made and entered into this date by and between **Kevin & Gwen Murray**

whose address is [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 13th, 2013 as follows:

The purpose of this Supplemental Lease Agreement 1 (SLA-1) is to serve as a revision to the Lease Agreement (GS-04B-50102) dated February 10, 2011, the terms of which have been replaced as described below.

TERM	SHELL RENT	OPERATING RENT *	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	PUSF RATE
8/1/11 - 12/31/13	\$143,295.04	\$47,159.78	\$0.00	\$190,454.82	\$22.54	\$25.92
1/1/14 - 7/31/16	\$74,030.40	\$24,364.12	\$0.00	\$98,394.52	\$22.54	\$25.92
8/1/16 - 7/31/21	\$68,610.38	\$24,364.12	\$0.00	\$92,974.50	\$22.54	\$25.92

* As escalated

The amount of **\$44,238.93** as described per Exhibit "A", will be reimbursed to the Lessor in lump sum payment upon completion, inspection and acceptance of the space, by the Government. Payment is predicated on receipt of this signed SLA and a certified invoice at the time of completion. The Payment Document Code No., **PS 0025701** in the amount **\$44,238.93** must be included with payment submittals.

Invoicing Instructions. Vendors or lessors should be instructed to submit invoices electronically on the Finance Website at www.finance.gsa.gov. Vendors or lessors who are unable to process the invoices electronically, may mail the invoices to the following address:
GSA, Greater Southwest Finance Center
PO BOX 17181
Fort Worth, TX 76102

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.

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

LESSOR	
SIGNATURE [REDACTED]	NAME OF SIGNER [REDACTED]
IN PRESENCE OF	
SIGNATURE [REDACTED]	NAME OF SIGNER Terri Lambert
ADDRESS [REDACTED]	
UNITED STATES OF AMERICA	
SIGNATURE [REDACTED]	NAME OF SIGNER JANELL PRYNE OFFICIAL TITLE OF SIGNER LEASE CONTRACTING OFFICER

7/19/13

1. The Lessor hereby leases to the Government the following described premises:

For the term **8/1/11 - 12/31/13**: A total of **8,449** Rentable Square Feet (RSF) of office and related space (**7,347** ANSI/BOMA Office Area Square Feet (OASF) at 601 19th Avenue North, Myrtle Beach, South Carolina 29577-3249.

For the term **1/1/14 - 7/31/21**: A total of **4,365** Rentable Square Feet (RSF) of office and related space (**4,185** ANSI/BOMA Office Area Square Feet (OASF) at 601 19th Avenue North, Myrtle Beach, South Carolina 29577-3249.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the ten (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the lessor annual rent for the entire term, as described in paragraph 1 above, in arrears as follows:

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* As escalated


4. The Government may terminate this lease in whole or in part at any time after the fifth lease year 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. The rental set forth in Paragraph 3 of this Lease Agreement is based upon the Lessor providing no tenant improvement allowance and an RWA for \$44,238.93.

6. In accordance with Solicitation for Offers 9SC2010 paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.15 (8,449 RSF / 7,347 USF) for years 1 and 2, and . 1.043 (4,365 RSF / 4,185 USF) for the remaining term of the lease.

7. In accordance with Solicitation for Offers 9SC2010 paragraph 4.2, *Tax Adjustment*, the percentage of Government occupancy is established as 92.28% for years 1 and 2 and 47.67% for the remaining term (based on total building area 9,156 RSF)

*** LAST ITEM ***

INITIALS:  LESSOR
GOVT