

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
 NO.3

DATE
 April 21, 2011

TO LEASE NO.
 GS-04B-59094

ADDRESS OF PREMISES: 646 Robert Smalls Parkway
 Beaufort, SC 29906-9050

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

whose address is: 1219 N. South Street
 Mt. Airy, NC 27030-2855

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 June 1, 2011, as follows:

1. **Paragraph 1 is changed to read: "1.** The Lessor hereby leases to the Government the following described premises: A total of 6,295 rentable (5,474 ANSI/BOMA office area) square feet of office and related space, with 38 on-site parking spaces at no additional cost to the Government, and located at 646 Robert Smalls Parkway, City of Beaufort, County of Beaufort, State of South Carolina, 29906, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."
2. **Paragraph 2 is changed to read: "2.** TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 1, 2011 through May 31, 2021, subject to termination and renewal rights as may be hereinafter set forth."
3. **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
06-01-11 - 05-31-16	\$183,184.50	\$29.10	\$33.46	\$15,265.38
06-01-16 - 05-31-21	\$141,536.02	\$22.48	\$25.86	\$11,794.67

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

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.

WISE DEVELOPMENTS, LLC

[Redacted Signature]

Managing Member
 (Title)

PO Box 804 Mt Airy, NC 27030
 (Address)

UNITED STATES OF AMERICA

BY [Redacted Signature]

Justin Kidwell, Contracting Officer
 GENERAL SERVICES ADMINISTRATION
 (Official Title)

4. Paragraph 4 is changed to read: "4. The Government may terminate this lease, in whole or in part, at any time on or after June 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."
5. Paragraph 10 is changed to read: "10. Items as specified in SOLICITATION FOR OFFERS 8SC2016 are to be provided by the Lessor. Upon completion, inspection and acceptance by the Contracting Officer, the Tenant Alterations Allowance of \$177,383.22 will be amortized over the five (5) year firm term (60 months) beginning May 1, 2011 in the Lease at 6.5% for \$41,648.48 annually (\$6.62 prsf, \$7.61 poasf rounded), using end of the month payments. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$37,343.04 upon receipt of an original invoice in accordance with SLA#2. The original invoice must be submitted directly to the GSA Contracting Officer at the following address:

General Services Administration
Attn: Justin Kidwell, GSA Contracting Officer
77 Forsyth Street, Room 500
Atlanta, GA 30303

A proper invoice must include the following:

Invoice date
Name of the Lessor as shown on the Lease
Lease contract number, building address, and a description, price, and quantity of the items delivered
GSA PSN#

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease Contract is made must sign it."

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

JUS _____
GSA CONTRACTING OFFICER

Initials: DJB njk