GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT DATE No. 1 February 9,201 TO LEASE NO. PAGE GS-04B-59164 1 of 3

ADDRESS OF PREMISES

1028 Cheraw St

Bennettsville, SC 29512-0000

THIS AGREEMENT, made and entered into this date by and between Wise Developments, LLC

whose address is

1219 N South Street

Mount Airy, NC 27030-2855

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 24, 2010 as follows:

The following paragraphs of the Lease are hereby deleted in their entirety and replaced with the following paragraphs for the purpose of expanding the Lease's square footage:

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

A total of 6,860 Rentable Square Feet (RSF) of office and related space, consisting of 6,184 ANSI/BOMA Office Area Square Feet (ABOASF) at 1028 Cheraw St, Bennettsville, SC 29512-0000

to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMI-JISTRATION."

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

TERM	ANNUAL RENT	RATE PER RSF ¹	RATE PER ABOASF ²	MONTHLY RATE
Months 1- 60	\$206,028.40	\$30.03	\$33.32	\$17,169.03
Months 61-120	\$158,977.95	\$23.17	\$25.71	\$13,248.16

- Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above.
- Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph

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.			
LESSOR: Wise Developments LLC			
BY	Managing Member		
IN F	POBOX 804 M+ Airy NC (Address)		
UNITED STATES OF AMERICA	LEASE CONTRACTING OFFICER		
BY	GENERAL SERVICES ADMINISTRATION (Official Title)		

GSA Form 276 (Jul. 67)

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- "7. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
 - D. Forty-six (46) surface, on-site parking spaces as part of the Lease, at no additional cost to the Government."
- "9. The premises described in Paragraph 1 of this SLA shall contain 6,184 ABOASF of office and related space."
- "10. The rental rate in Paragraph 3 for Months 1 60 includes all Tenant Improvements. The Tenant Improvement allowance (T/I) provided in the Lease is \$32.404680 per ABOASF for a total of \$200,390.54 amortized at an interest rate of 6.5% over five (5) years, yielding an annual cost of \$47,050.45 at a rate of \$6.86 per RSF / \$7.61 per ABOASF. The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the tenant improvement cost exceeds \$32.404680 per ABOASF (for up to 6,184 ABOASF), the balance due the Lessor will be paid by rental adjustment or lump sum, to be determined by the Government. If the entire tenant improvement allowance of \$32.404680 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. The Lessor understands, in lieu of Cost and Pricing Data, his contractor or each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted. This does not apply to the shell buildout."
- "11. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 8SC2015, the shell rate is established as \$115,607.40 for years 1-10, yielding \$16.85 per RSF / 18.69 per ABOASF."
- "12. In accordance with Paragraph 4.1.C. (Measurement of Space) of SFO No. 8SC2015, the common area factor (CAF) is established as 10.93% or 1.1093, based on 6,860 RSF and 6,184 ABOASF."
- "13. In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 8SC2015, the percentage of Government occupancy is established as 100% (based on total building area of 6,860 RSF and the Government's occupancy of approximately 6,860 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO (except as noted for rent free space), and in accordance with GSA Form 3517B, GENERAL CLAUSES."
- "14. In accordance with Paragraph 4.3 (Operating Costs) of SFO No. 8SC2015, the escalation base is established as \$43,370.55 for years 1-10, yielding \$6.32 per RSF / \$7.01 per ABOASF."

INITIALS: LESSOR & WASH

GENERAL SERVICES ADMINISTRATION

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"19.	In accordance with SFO NO. 8SC2015, Paragraph 2.4, the Lessor and the Broker have agreed to a
	cooperating lease commission of of the firm term value of this lease. The total amount of the
	commission is . The Lessor shall pay the Broker no additional commissions associated with this
	lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the
	Broker has agreed to forego of the commission that it is entitled to receive in connection with this lease
	transaction ("Commission Credit"). The Commission Credit is
	Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and
	Commission Credit" paragraph in the SFO attached to and forming a part of this Lease. The balance of
	less previously paid yields a remaining balance of to be paid to the
	broker within thirty days after the Lessor's receipt of a commission invoice.
	Notwithstanding Paragraph 3 of this SLA, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:
	First Month's Rental Payment \$17,169.03 minus prorated Commission Credit of equals adjusted First Month's Rent.
	Second Month's Rental Payment \$17,169.03 minus prorated Commission Credit of adjusted Second Month's Rent."

INITIALS: LESSOR & WORLD