

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-61037	DATE February 28, 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
145 King Street, Charleston, SC 29401

THIS AGREEMENT, made and entered into this date by and between LESSOR, TYPE OF ENTITY

whose address is KING & QUEEN COMPANY
145 KING STREET, SUITE 100
CHARLESTON, SC 29401-2228

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 provide additional square footage.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 1, 2011, as follows:

Paragraphs 1, 3, 8, 9, 10, 11, 12, 13, 23 of the Lease are hereby deleted in their entirety and replaced with the following:

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

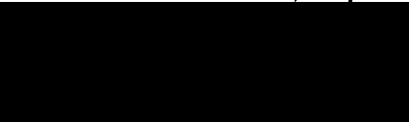

A total of 5,699 Rentable Square Feet (RSF) of office and related space, which yields 5,089 ANSI/BOMA Office Area square feet (USF) of space at the King & Queen Building, 145 King Street, Charleston, SC 29401, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are four (4) parking spaces for the exclusive use of Government employees and patrons.

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

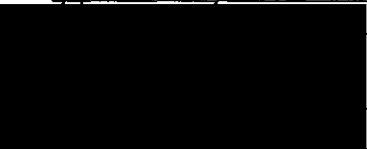
TERM	ANNUAL RATE	RATE per RSF	RATE per ABAOSF	MONTHLY RENT
07/01/2011-06/30/2016	\$195,304.73	\$34.27	\$38.38	\$16,275.394
07/01/2016-06/30/2021	\$142,475.00	\$25.00	\$28.00	\$11,872,916


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

	LESSOR	
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ADDRESS: 145 King St Suite 100

	IN PRESENCE OF	NAME OF SIGNER Laura Pierce
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SIGNATURE 	UNITED STATES OF AMERICA	NAME OF SIGNER ROBERT E. SCOTT OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER
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8. The premises described in Paragraph 1 of this Standard Form 2 shall contain 5,089 ABOASF of office and related space, as identified in SFO 8SC2128.
9. The rental rate in Paragraph 3 for the period 07/01/2011 through 6/30/2016 includes all Tenant Improvements (TI). In accordance with Paragraph 3.2 of SFO 8SC2128, the TI allowance provided in the lease is \$33.66 per ABOASF, or a total of \$171,295.74 amortized at an interest rate of 6.75% over five (5) years yielding an annual cost of \$40,460.32 at a rate of \$12.67 per ABOASF (\$11.31 per RSF). The TI allowance will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Lessor. If the TI cost exceeds \$33.66 per ABOASF (for up to 5,089 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 \$33.66 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference. 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 the electrical, plumbing, etc. The lowest responsive bid will be accepted. This does not apply to the shell build-out.
10. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 8SC2128, the annual shell cost is established as \$101,157.25, yielding \$19.88 per ABOASF (\$17.75 per RSF), which is included in the rental rate in Paragraph 3 for the period 07/01/2011 through 06/30/2016. The annual shell cost for the period 07/01/2016 through 06/30/2021 is established as \$112,783.21, yielding \$22.16 per ABOASF (\$19.79 per RSF).
11. In accordance with Paragraph 4.1C (Measurement of Space) of SFO No. 8SC2128, the common area factor (CAF) is established as 11.99% or 1.1199, based on 5,699 RSF and 5,089 ABOASF.
12. In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 8SC2821, the percentage of Government occupancy is established as 9.717% (based on total building area of 58,649 RSF and the Government's occupancy of approximately 5,699 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 5,089 ABOASF, and in accordance with GSA Form 3517B, GENERAL CLAUSES.
13. In accordance with Paragraph 4.3 (Operating Costs) of SFO No. 8SC2821, the annual operating cost is established as \$29,691.79 yielding an escalation base of \$5.84 per ABOASF (\$5.21 per RSF) which is inclusive of the rental rate in Paragraph 3 for the period 07/01/2011 through 06/30/2021.

23. In accordance with SFO No. 8SC2128 Paragraph 2.3, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of the lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commission associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the 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 [REDACTED] balance, which equates to [REDACTED], is to be paid to the broker as follows: Fifty Percent (50%) of the commission shall be due upon execution of the Lease, and the remaining fifty percent (50%) shall be due at occupancy.

Notwithstanding the revisions made to Paragraph 3 in this Supplemental Lease Agreement, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction of the rent shall commence with the first month of rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$16,275.39 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of [REDACTED]

Second Month's Rental Payment of \$16,275.39 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of [REDACTED]

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