

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-04B-61037	DATE 10/10/11	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 **KING & QUEEN COMPANY**

whose address is 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 contract to modify the rental rate schedule, existing and expansion space square footage, Broker Commission and Commission Credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 1, 2012, as follows:

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

10. In accordance with Paragraph 1.11 (Building Shell Requirements) of SFO No. 8SC2128, the annual shell cost is established ~~as~~ ^{1/01/2017} 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 08/01/2011 through 12/31/2016. The annual shell cost for the period 01/01/2017 through 07/30/2021 is established as \$112,783.21, yielding \$22.16 per ABOASF (\$19.79 per RSF). ^{1/01/2017}

11. In accordance with Paragraph 4.1.C (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, which includes a total of 2,276 RSF (1,979 ABOASF) of existing office space and 3,423 RSF (3,110 ABOASF) of expansion space. The total measurement of the existing and expanded Government occupied space shall not to exceed the maximum 5,089 ABOASF.

12. In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 8SC2128, 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 5,699 RSF (5,089 ABOASF) existing and expansion space. 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.

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

LESSOR

SIGNATURE	NAME OF SIGNER
[Redacted]	DAVID A Simmons

ADDRESS
145 King street Suite 100 Charleston, SC 29401

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
[Redacted]	Veronica K Pitt

ADDRESS
145 King St, Ste 100 Charleston, SC 29401

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
[Redacted]	ROBERT E. SCOTT

OFFICIAL TITLE OF SIGNER
CONTRACTING OFFICER

13. In accordance with Paragraph 4.3 (Operating Costs) of SFO No. 8SC2128, 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 08/01/2011 through 07/30/2021.

23. In accordance with Paragraph 2.3 (Broker Commission and Commission Credit) of SFO No. 8SC2128, 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 upon final occupancy and acceptance of the existing and expanded space of 5,699 RSF (5,089 ABOASF) by the Government.

Notwithstanding the revisions made to Paragraph 3 in Supplemental Lease Agreement (SLA) No. 3, 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 upon final occupancy of the total expansion space of 5,699 RSF (5,089 ABOASF) and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment upon final occupancy 01/01/2012 of \$14,275.00 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of \$ [REDACTED].

Second Month's Rental Payment of \$14,275.00 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of \$ [REDACTED].

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

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