

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO 1

DATE
10/02/2012

TO LEASE NO. LSC62021

ADDRESS OF PREMISES 115 Enterprise Court
Greenwood, SC 29649-1689

THIS AGREEMENT, made and entered into this date by and between DCR Real Estate III Sub I, LLC

whose address is: 333 Third Avenue North, Suite 400
St. Petersburg, FL 33701-2822

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 September 11, 2012, as follows:

Paragraph 1 is restated below for clarification:

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

A total of 8,727 rentable square feet (RSF) of office and related space, which yields 8,120 ANSI/BOMA Office Area square feet (ABOSF) of space located at the building known as [redacted] 115 Enterprise Court, Greenwood, South Carolina 29649-1689. The space is allocated two (2) separate blocks of space; Suite C consists of 8,050 RSF (7,494 ANSI/BOMA Area square feet) of office and related space space and Suite D consists of 677 RSF (626 ANSI/BOMA Area square feet) of office and related space. The spaces are located on the 1st floor in Suite C and Suite D, as indicated on the attached Floor Plan. Fifty-Two (52) on-site parking spaces will be provided in accordance with this lease at no additional cost to the Government to Suite C and two (2) on-site parking spaces will be provided in accordance with this lease at no additional cost to the Government to Suite D. To be used for the purposes as determined by the General Services Administration.

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LE [redacted] LC

BY [redacted] Manager (Title)

[redacted] 333 Third Avenue North Suite 400 (Address)
ST Petersburg FL 33701-2822

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY [redacted] Contracting Officer (Official Title)

Lessor [Signature] Government

Paragraph 3 of Lease Number LSC62021 is hereby deleted in its entirety and replaced, as follows:

2. RENTAL RATES:

A. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows. The rate per rentable square foot (PRSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1. The rate per ANSI/BOMA office area square foot (ABOASF) is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 1.

Years 1-5: June 22, 2012 – June 21, 2017

| <u>Space Offered</u> | <u>Shell per RSF</u> | <u>OPER per RSF</u> | <u>TI per RSF</u> | <u>PRSF RATE</u> | <u>ABOASF RATE</u> | <u>ANNUAL RENT</u> | <u>MONTHLY RATE</u> |
|------------------------|----------------------|---------------------|-------------------|------------------|--------------------|--------------------|---------------------|
| Suite C: | \$10.7034 | \$4.7500 | \$0.00** | \$15.4490 | \$16.5952 | \$124,364.65 | \$10,363.72 |
| Suite D: | \$10.6325 | \$4.7200 | \$0.00** | \$15.3525 | \$16.6034 | \$10,393.73 | \$866.14 |
| COMPOSITE RATE: | | | | | | \$134,758.38 | \$11,229.86 |

Years 6-10: June 22, 2017 – June 21, 2022

| <u>Space Offered:</u> | <u>Shell per RSF</u> | <u>OPER per RSF</u> | <u>TI per RSF</u> | <u>PRSF RATE</u> | <u>ABOASF RATE</u> | <u>ANNUAL RENT</u> | <u>MONTHLY RATE</u> |
|------------------------|----------------------|---------------------|-------------------|------------------|--------------------|--------------------|---------------------|
| Suite C: | \$11.26 | \$4.75 | \$0.0000 | \$16.01 | \$17.20 | \$128,880.50 | \$10,740.04 |
| Suite D: | \$11.18 | \$4.72 | \$0.0000 | \$15.90 | \$17.20 | \$10,764.30 | \$897.03 |
| COMPOSITE RATE: | | | | | | \$139,644.80 | \$11,637.07 |

** The Tenant Improvement allowance of \$242,805.60 for Suite C and \$20,842.40 for Suite D or the actual cost of Tenant Improvements, whichever is less, will be amortized at a rate of Six (6%) percent per annum, for a period not to exceed Five (5) years. Please see Paragraph 8 for additional details regarding the Annual Rent and the commencement of the Government's obligation to pay the Tenant Improvement Rental Rate.

Paragraph 8 of Lease Number LSC62021 is hereby deleted in its entirety and replaced, as follows:

8. "The shell rent and operating expense rent will commence June 22nd, 2012. The tenant improvement work contemplated herein will not commence until a Notice to Proceed is issued by GSA. Upon completion of the tenant improvement work and acceptance by GSA, the amortization of actual tenant improvement expenditures will be calculated over the remaining months of the firm term to determine the actual tenant improvement rental rate specified in Section 3 of the Lease. The tenant improvements rental rate will commence after the acceptance of the tenant improvements by GSA and be documented via an amendment between DCR Real Estate III Sub I, LLC and the Government."

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

NO ITEMS BELOW THIS POINT

INITIALS:  & 
LESSOR & GOV'T