

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
	TO LEASE NO. LSC62021
LEASE AMENDMENT	
ADDRESS OF PREMISES 115 Enterprise Court, Greenwood, SC 29649-1689	PDN Number:

THIS AMENDMENT is made and entered into between DCR Real Estate III Sub I, LLC

whose address is: 333 Third Avenue North, Suite 400, St. Petersburg, FL 33701-3833

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 establish beneficial occupancy. NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 22, 2013 as follows:

Paragraph 3 of the lease is hereby deleted in its entirety and replaced as follows:

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

TERM (Suite C)	ANNUAL SHELL RENT	ANNUAL OPERATING RENT (exclusive of annual CPI escalations)	ANNUAL TI RENT	PRSF RATE	ABOASF RATE	TOTAL ANNUAL RENT	TOTAL MONTHLY RENT
6/22/2012 - 6/21/2017	\$86,162.65	\$38,202.00	\$20,773.40	\$18.03	\$19.37	\$145,138.05	\$12,094.84
6/22/2017 - 6/21/2022	\$90,678.50	\$38,202.00	\$0.00	\$16.01	\$17.20	\$128,880.50	\$10,740.04

TERM (Suite D)	ANNUAL SHELL RENT	ANNUAL OPERATING RENT (exclusive of annual CPI escalations)	ANNUAL TI RENT	PRSF RATE	ABOASF RATE	TOTAL ANNUAL RENT	TOTAL MONTHLY RENT
6/22/2012 - 6/21/2017	\$7,198.29	\$3,195.44	\$3,654.60	\$20.75	\$22.44	\$14,048.33	\$1,170.69
6/22/2017 - 6/21/2022	\$7,568.86	\$3,195.44	\$0.00	\$15.90	\$17.20	\$10,764.30	\$897.03

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This Lease Amendment contains 5 pages.

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

FOR THE LESSOR

Signature: [Redacted]

Name: [Redacted]

Title: CHRISTOPHER S. MOENCH

Entity Name: DCR REAL ESTATE III SUB I, LLC

Date: 8/2/13

FOR THE GOVERNMENT

Signature: [Redacted]

Name: Darnell Chavis

Title: Lease Contracting Officer

GSA: Public Buildings Service

Date: 8/2/13

WITNESSED BY

Signature: [Redacted]

Name: KATHLEEN MOTT

Title: EXEC. ASST.

Date: 8/2/13

TERM (Combined)	ANNUAL SHELL RENT	ANNUAL OPERATING RENT (exclusive of annual CPI escalations)	ANNUAL TI RENT	PRSF RATE	ABOASF RATE	TOTAL ANNUAL RENT	TOTAL MONTHLY RENT
6/22/2012 - 6/21/2017	\$93,360.94	\$41,397.44	\$24,428.00	\$18.24	\$19.60	\$159,186.38	\$13,265.53
6/22/2017 - 6/21/2022	\$98,247.36	\$41,397.44	\$0.00	\$16.00	\$17.20	\$139,644.80	\$11,637.07

- The combined rate per rentable square foot (PRSF) is determined by dividing the total annual rental by 8,050 for Suite C plus 677 for Suite D totaling 8,727.
- The combined rate per ANSI/BOMA office area square foot (ABOASF) is determined by dividing the total annual rental by 7,494 for Suite C plus 626 for Suite D totaling 8,120.

Paragraph 4 of the lease is hereby deleted in its entirety and replaced as follows:

4. The Government may terminate this lease in whole or in part at any time on or after June 21, 2017, by giving the Lessor at least one hundred and twenty (120) days' notice in writing. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 8a is hereby added as follows:

8a. Pursuant to Paragraph 3.2, "Tenant Improvements Included in Offer", the actual Tenant Improvements for Suite C total \$89,543.00 (\$11.95 / ABOASF) amortized over 60 months at 6%, payable at the rate of \$2.58 per RSF (\$2.77 per ABOASF), \$1,731.12 monthly or \$20,773.40 annually (rounded), and is included in the annual rent payment identified in Paragraph 3 of this Lease Amendment.

The actual Tenant Improvements for Suite D total \$15,753.00 (\$25.16 / ABOASF) amortized over 60 months at 6%, payable at the rate of \$5.40 per RSF (\$5.84 per ABOASF), \$304.55 monthly or \$3,654.60 annually (rounded), and is included in the annual rent payment identified in Paragraph 3 of this Lease Amendment.

The actual COMBINED Tenant Improvements total \$105,296.00 (\$12.97 / ABOASF) amortized over 60 months at 6%, payable at the rate of \$2.80 per RSF (\$3.01 per ABOASF), \$2,035.67 monthly or \$24,428.00 annually (rounded), and is included in the COMBINED annual rent payment identified in Paragraph 3 of this Lease Amendment.

Paragraph 10 of the lease is hereby deleted in its entirety and replaced as follows:

10. In accordance with Paragraph 4.1 (Measurement of Space) of SFO No. 9SC2066, the common area factor (CAF) is established as 1.0742%, based on 8,050 RSF and 7,494 ABOASF for Suite C. The common area factor (CAF) is established as 1.0815%, based on 677 RSF and 626 ABOASF for Suite D. The COMBINED common area factor (CAF) is established as 1.0748%, based on 8,727 RSF and 8,120 ABOASF.

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INITIALS:

CSM
LESSOR

&

SC
GOVT

Paragraph 18 of the lease is hereby deleted in its entirety and replaced as follows:

18. In accordance with the SOLICITATION FOR OFFERS 9SC2066, Paragraph 2.3, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission for Suite C is [REDACTED]. The total amount of commission for Suite D is [REDACTED], making the composite commission [REDACTED]. 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] for Suite C. The Commission Credit is [REDACTED] for Suite D. This makes the composite Commission Credit [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 and the separate commission agreement executed by both parties. The [REDACTED] balance which equates to a composite rate of [REDACTED] (Suite C broker commission equals [REDACTED] and Suite D broker commission equals [REDACTED]) is due to the Broker at occupancy.

Notwithstanding Paragraph 3 of this Lease Amendment No. 4, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit.

Suite C:

Ninth Month's Rental Payment for Suite C of \$12,094.84 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Ninth Month's Rent.

Tenth Month's Rental Payment for Suite C of \$12,094.84 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Tenth Month's Rent.

Suite D:

Ninth Month's Rental Payment for Suite D of \$1,170.69 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Ninth Month's Rent.

Tenth Month's Rental Payment for Suite D of \$1,170.69 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Tenth Month's Rent.

Combined:

Ninth Month's COMBINED Rental Payment \$13,265.53 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Ninth Month's Rent.

Tenth COMBINED Month's Rental Payment \$13,265.53 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Tenth Month's Rent.

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

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INITIALS: CSM & DC
LESSOR GOVT