

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. <b>1</b>	TO LEASE NO. <b>GS-04B- 62106</b>	DATE	PAGE <b>1</b>
ADDRESS OF PREMISES <b>502 Robertson Blvd, Walterboro, SC 29488-2788</b>			

**THIS AGREEMENT**, made and entered into this date by and between **WEST BANK PLANTATION LLC**

whose address is **1850 Clark Road, Edisto Island, SC 29438-6704**

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 as indicated below.

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

**LEASE TERM:** TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2012 through September 30, 2022, subject to termination and renewal rights as may be hereinafter set forth.

Paragraph 1.03.A. **RENT AND OTHER CONSIDERATION (JUN 2012)** is revised to read:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<u>TERM</u>	<u>ANNUAL SHELL</u>	<u>ANNUAL OPERATING</u>	<u>ANNUAL TI</u>	<u>ANNUAL RENT (rounded)</u>	<u>PRSF RATE (rounded)</u>	<u>PRSF ABOA</u>	<u>MONTHLY RATE</u>
10/01/2012 - 09/30/2017	\$106,704.00	\$51,235.00	\$3,827.89	\$161,766.89	\$22.47	\$26.15	\$13,480.57
10/01/2017 - 09/30/2022	\$106,704.00	\$51,235.00	\$-0-	\$157,939.00	\$21.94	\$25.53	\$13,161.58

- Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in above. The Shell Rate years 1-10 is determined to be \$106,704.00 per annum (\$14.82 per rsf rounded)
- Note 2. The rate per ANSI/BOMA office area square foot (ABOA) is determined by dividing the total annual rental by the ANSI/BOMA office area square footage set forth. The Shell Rate years 1-10 is determined to be \$106,704.00 per annum (\$17.25 per ABOA rounded).
- Note 3. Operating Costs rent calculation \$7.12 per RSF multiplied by 7,200 RSF. The above annual rent is inclusive of the annual operating rental rate indicated in Paragraph 1.11 of this lease contract.
- Note 4. Parking costs described under sub-paragraph G of the Lease Contract

In instances where the Lessor amortizes either the TI or Building Specific Security for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized costs beyond the Firm Term.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

\*\*\*\*\* Continued on page 2 \*\*\*\*\*

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

<b>LESSOR</b>	
SIGNATURE <b>WE</b>	NAME OF SIGNER <b>John B. SANDERS</b>
ADDRESS <b>1850 CLARK RD EDISTO IS, SC 29438</b>	
<b>IN PRESENCE OF</b>	
SIGNATURE	NAME OF SIGNER <b>Peter G Sanders</b>
ADDRESS <b>P.O. Box 52, Edisto Island SC 29438</b>	
<b>UNITED STATES OF AMERICA</b>	
	NAME OF SIGNER <b>Janel M. Payne, CONTRACTING OFFICER</b>
	OFFICIAL TITLE OF SIGNER

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

\*\*\*\*\* END OF SLA1 \*\*\*\*\*

INITIALS: ABD & GP  
LESSOR GOVT