

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS- 04P-LSC60084

ADDRESS OF PREMISES: 1849 Paris Avenue Port Royal, SC. 29935-1927

THIS AGREEMENT, made and entered into this date by and between: **Port Royal Center Associates, L.P.**

whose address is: 1706 Ribaut Road, Port Royal, SC. 29935-1927

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 upon the Government's execution of this Lease Amendment (LA); to re-establish the name of the Lessor, amend paragraph 1.01 by expanding the Premises by 505 ABOASF (680 RSF) making the total Premises 2,015 ABOASF (2,405 RSF), to amend paragraph 1.03- the cost break down for rental consideration , to amend paragraph 1.13- the percentage of occupancy, and to change the building address effective March 18, 2015.

1. The Name of the Lessor doing business with the Government is Port Royal Center Associates, L.P.

2. Paragraph 1.01 "The Premises (June 2012)" is hereby amended to further define the premises described under Exhibit A GSA Form 1364A:

The Lessor hereby leases to the Government the following described premises a total of 2,405 Rentable Square Feet (RSF) of office and related space, yielding 2,015 ANSI/BOMA Office Area Square Feet (ABOASF) and three (3) surface parking spaces, located at 1849 Paris Avenue Port Royal, SC. 29935-1927, which is an increase from the original square feet of 1725 RSF/ 1500 ABOA.

3. Paragraph 1.03 is hereby amended to add the cost break down associated with rental consideration for the term of this lease

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

	Firm Term 7/02/2015 - 7/02/2020	Non Firm Term 7/03/2020 - 7/01/2025
	Annual Rent	Annual Rent
Shell Rent	\$55,483.35	\$55,483.35
Operating Rent	\$14,766.70	\$14,766.70
General Tenant Improvement	\$15,255.76	\$0.00
Custom Tenant Improvement	\$4,569.50	\$0.00
Total Annual Rent	\$90,075.31	\$70,250.05

¹Shell Rent Calculations \$23.07 PRSF multiplied by 2,405 RSF

²Operating Rent Calculations \$6.14 PRSF multiplied by 2,405 RSF

³The Tenant Improvement Allowance of \$83,664.21 is amortized at a rate of 6.9 percent per annum over 5 years.

4. **1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT**

Effective once the Contracting Officer execute this lease amendment, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 5.4% percent. The percentage of Occupancy is derived by dividing the total Government Space of 2,405 RSF by the total Building space of 44,231 RSF.

5. The leased premises address shall be changed to reflect the new address listed below; as such the new address shall be used from the execution of this Supplemental Lease Agreement.

Old Address of Premise:
1706 Ribaut Road
Port Royal SC. 29935-1927

New Address of Premise:
1849 Paris Avenue
Port Royal, SC. 29935-1927

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

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

FOR THE LESSOR
Signature: _____
Name: _____
Title: _____
Entity Name: Port Royal Capital Assoc.
Date: 3/23/15

FOR THE CONTRACTING OFFICER
Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 3/26/15

WITNESSED FOR THE LESSOR BY:
Signature: _____
Name: _____
Title: CPC National Bank, VP
Date: 3/23/15

DC 3/26/15
DEC 3/26/15