

SECOND AMENDMENT TO LEASE AGREEMENT

This SECOND AMENDMENT TO LEASE AGREEMENT (the "Second Amendment"), effective as of August ~~2014~~ ²⁰¹⁵ 2014 (the "Effective Date"), is made by and among SPPOTT INVESTMENTS, LLC, a South Carolina limited liability company, (the "Landlord") and GRANDBRIDGE REAL ESTATE CAPITAL, LLC, a North Carolina limited liability company ("Tenant").

WITNESSETH:

WHEREAS, 1671 Belle Isle, LLC (the "Original Landlord") and Tenant entered into that certain Lease Agreement dated as of December 28, 2007, which Lease was thereafter amended by that First Lease Amendment dated February 21, 2008 (collectively referred to herein as the "Lease"); and

WHEREAS, the Landlord is the successor to the Original Landlord; and

WHEREAS, pursuant to the terms of the Lease, the Tenant currently occupies approximately 2,459 rentable square feet known as Suite 250 (the "Premises") in that certain building located at 1671 Belle Isle Avenue, Mt. Pleasant, South Carolina 29464 (the "Building"); and

WHEREAS, the current Lease Term, as defined in the Lease, is scheduled to expire on May 31, 2015; and

WHEREAS, the Landlord and Tenant have agreed to extend the Term of the Lease and additionally desire to further amend the Lease in accordance with the terms hereof.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Incorporation of Recitals. The above referenced recitals are confirmed as true and correct and incorporated herein and made a part hereof.

2. Extended Term. The Lease Term is hereby extended to May 31, 2018 (the "Extended Lease Term"). In addition, Tenant shall have two (2) additional options to renew the term of the Lease for periods of three (3) years each (the "Renewal Term(s)") upon written notice to Landlord not less than one hundred eighty (180) days prior to the expiration of the then current term. Any such Renewal Term shall be upon the same terms and provisions set forth in the Lease, with the exception of rent, which shall increase as set forth in Paragraph 3 of this Second Amendment.

3. Base Rental. Base Rental shall be payable during the Extended Lease Term in accordance with the terms of the Lease and in amounts as follows:

Term	Dates	Months of Term	Per Square Foot	Annual Base Rental	Monthly Base Rental
Extended Lease Term	June 1, 2015- May 31, 2016	85 - 96	\$24.50	\$60,245.50	\$5,020.46
	June 1, 2016- May 31, 2017	97 - 108	\$25.11	\$61,751.64	\$5,145.97
	June 1, 2017- May 31, 2018	109 - 120	\$25.74	\$63,295.43	\$5,274.62

First Renewal Option*	June 1, 2018- May 31, 2019	121 - 132	\$26.38	\$64,877.81	\$5,406.48
	June 1, 2019- May 31, 2020	133 - 144	\$27.04	\$66,499.76	\$5,541.65
	June 1, 2020- May 31, 2021	145 - 156	\$27.72	\$68,162.25	\$5,680.19
Second Renewal Option*	June 1, 2021- May 31, 2022	157 - 168	\$28.41	\$69,866.31	\$5,822.19
	June 1, 2022- May 31, 2023	169 - 180	\$29.12	\$71,612.97	\$5,967.75
	June 1, 2023- May 31, 2024	181 - 192	\$29.85	\$73,403.29	\$6,116.94

*If such Renewal Term is exercised in accordance with Paragraph 1 of this Second Amendment.

Landlord acknowledges and agrees that Tenant may, at Tenant's option, pay Base Rental or any other sums owed by Tenant under the Lease by electronic funds transfer into an account specified by Landlord at an Automated Clearing House member bank. In the event Tenant elects to make payments to Landlord by electronic funds transfer, Landlord shall, upon request, provide all necessary information and complete all forms, including without limitation Exhibit "A" attached hereto and incorporated herein by this reference, required by Tenant to process and effectuate such electronic payments. Nothing herein shall obligate Tenant to make electronic payments, and in the event Tenant has elected to process payments to Landlord electronically, Tenant shall have the right at any time, to discontinue such electronic payments provided that Tenant continues making such payments in accordance with the terms of this Lease. This Second Amendment shall not be deemed effective or fully executed until the Tenant has received from Landlord a completed ACH Transfer Form. In the event that Landlord should ever assign its interest in this Lease to a third party, Tenant shall not be obligated to make any payments owed under the Lease until Tenant has received from Landlord's assignee written notice, a completed ACH Transfer Form and IRS W-9 Form.

4. Base Year; Operating Expenses. Section 1.1 of the Lease is hereby amended to change the Base Year to be 2015. In addition, Tenant's share of Operating Expenses, as set forth in Section 4.4 of the Lease, that are controllable by Landlord shall be capped at three percent increases per annum on a non-compounding, non-cumulative basis. For the purposes of the foregoing, all Operating Expenses shall be deemed controllable other than insurance costs, utility expenses and taxes and assessments.

5. Self-Insurance. Article 9 of the Lease is hereby amended such that Tenant shall be permitted to self-insure for any insurance required of Tenant by the Lease.

6. Assignment and Subletting; Use. Notwithstanding anything to the contrary in the Lease including the provisions of Section 12.5, Tenant shall have the right to assign or sublease, or otherwise permit occupancy of all or a portion of the Premises to any related entity, parent or affiliate of Tenant, any successor of Tenant through merger or acquisition or operation of law, and any assignee or sublessee of Tenant pursuant to this provision shall similarly have such right to assign or sublet. Any assignee or sublessee of Tenant pursuant to this provision shall have the right to use the Premises as set forth in the Lease or for general office and, in addition, real estate management or sales, and any uses related thereto including without limitation, insurance, stock brokerage, investment, or wealth management. No additional Landlord consent shall be necessary for the assignment or sublet of the Premises pursuant to this paragraph.

7. Continuous Use. Nothing in the Lease shall be construed to require the Tenant to continuously occupy or operate within the Premises, and in the event that Tenant, its successors or assigns, should cease to occupy the Premises it shall not be an event of default under the Lease, nor shall

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there be any other penalty to Tenant therefore, so long as Tenant continues to make payments of Base Rental and all other payments required under the terms of the Lease.

8. No Consequential Damages. Notwithstanding anything to the contrary in the Lease, in no event shall Tenant be liable for any incidental or consequential damages

9. Brokers. Landlord and Tenant represent and warrant that neither has had any dealings with any broker in connection with the negotiations or execution of this Second Amendment other than, Michael J. Ferrer with CCIM, for Landlord Charles Carmody with CCIM, SIOR, for Tenant. Landlord shall be solely responsible for paying commissions owed to both Landlord's and Tenant's brokers in accordance with a separate commission agreement. Landlord and Tenant each agree to indemnify, defend and hold the other harmless from and against any and all claims, damages or liability (including reasonable attorneys' fees) resulting from or relating to their or its breach of the foregoing representation.

10. Patriot Act Representations of Landlord.

(a) Neither Landlord or its constituents or affiliates are in violation of any laws relating to terrorism or money laundering, including the Executive Order and/or the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (Public Law 107-56, the "Patriot Act").

(b) Neither Landlord or any of its constituents or affiliates is a "Prohibited Person" which is defined as follows:

(i) a person or entity that is listed in the Annex to, or is otherwise subject to the provisions of, the Executive Order No. 13224 on Terrorist Financing, effective September 24, 2001 and relating to Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism (the "Executive Order");

(ii) a person or entity owned or controlled by, or acting for or on behalf of, any person or entity that is listed in the Annex to, or is otherwise subject to the provisions of, the Executive Order;

(iii) a person or entity with whom Landlord or Tenant is prohibited from dealing or otherwise engaging in any transaction by any terrorism or money laundering Law, including the Executive Order and the Patriot Act;

(iv) a person or entity who commits, threatens or conspires to commit or supports "terrorism" as defined in the Executive Order;

(v) a person or entity that is named as a "specially designated national and blocked person" on the most current list published by the U.S. Treasury Department Office of Foreign Assets Control at its official website, <http://www.treas.gov/ofac/l1sdn.pdf> or at any replacement website or other replacement official publication of such list; and

(vi) a person or entity who is affiliated with a person or entity listed above.

(c) Neither Landlord or any of its affiliates or constituents is or will: (i) conduct any business or engage in any transaction or dealing with any Prohibited Person, including the making or receiving any contribution of funds, goods or services to or for the benefit of any Prohibited Person, (ii) deal in or

otherwise engage in any transaction relating to, any property or interests in property blocked pursuant to the Executive Order; or (iii) engage in or conspire to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in the Executive Order or the Patriot Act.

11. Premises Relocation. In the event that Tenant exercises a Renewal Term, as set forth in Paragraph 2 of this Amendment, Landlord shall have the right to relocate the Premises within the Building by delivering written notice to Tenant not more than thirty (30) days after receiving Tenant's renewal notice. Any such relocation shall be within the Building to space that is substantially equivalent in size and quality of interior finish. In the event that the relocated premises are larger than the Premises, Tenant's Base Rent and Tenant's Share shall not increase. In the event of any relocation, Landlord shall reimburse Tenant for Tenant's actual and reasonable out-of-pocket costs incurred by such relocation, including but not limited to all costs to physically move Tenant, stationary replacement expenses, costs for rewiring and cabling the relocation premises.

12. Notice. Section 12.1 of the Lease is hereby amended to strike "hand delivery" from the third sentence and in no event shall hand delivery be effective notice under the Lease. Tenant's address for written notices pursuant to the Lease shall be Grandbridge Real Estate Capital, LLC, c/o Branch Banking and Trust Company, 2400 Reynolda Road, Second Floor, Winston-Salem, NC 27106.

13. All capitalized terms contained in this Second Amendment shall have the same meaning as in the Lease, as amended, unless otherwise specifically defined herein.

14. Except as amended hereby, all the terms and provisions of the Lease, as amended, are hereby reaffirmed and remain in full force and effect. In the event there is a conflict between the terms and provisions of the Lease, as amended, and the terms and provisions of this Second Amendment, the terms and provisions of this Second Amendment shall control.

15. Landlord and Tenant represent and warrant to each other that each has full authority to execute this Second Amendment and that the joinder or approval of any person or entity to this Second Amendment or with respect to the Landlord's or Tenant's execution of this Second Amendment is not required.

IN WITNESS WHEREOF, the Landlord has executed this Second Amendment effective as of the date above stated.

LANDLORD:

SPPOTT, LLC, a South Carolina limited liability company

By: Anthony L. Roman

Name (Print): Anthony L. Roman

Title: President Sppott LLC

IN WITNESS WHEREOF, the Tenant has executed this Second Amendment effective as of the date above stated.

TENANT:

GRANDBRIDGE REAL ESTATE CAPITAL, LLC, a North Carolina limited liability company

By:

Name (Print):

Title:



JOSEPH A. SUNRUE

SVP

EXHIBIT "A"
SUPPLIER SETUP FORM
DIRECT DEPOSIT AUTHORIZATION

INSTRUCTIONS

Read these instructions carefully to ensure proper set up and payment authorization. Failure to comply with these instructions may delay the set up or payment process.

For New Suppliers

New Suppliers must complete this form and forward to their BB&T contact along with a completed W-9, when applicable, and invoice.

The BB&T Contact must forward this form, the completed W-9, and invoice to apsupplier@bbandt.com. Invoices paid within 15 days from receipt of this form will be paid by check. All other invoices will be paid by direct deposit.

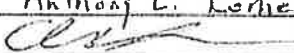
For Existing Suppliers

Existing Suppliers must complete this form and forward to apsupplier@bbandt.com or fax to 910.914.8338 in order to receive payment for invoices. Invoices paid within 15 days from receipt of this form will be paid by check. All other invoices will be paid by direct deposit.

SUPPLIER IDENTIFICATION

Supplier Name Anthony Romeo - President Sppott LLC		Personal Supplier Number (if not known, will be completed by Accounts Payable)		Supplier Accounts Receivable Email Address (email address is required to receive notification of deposit once transition to electronic notification is complete) tonyromo@live.com	
Social Security or Federal Employer Identification Number 531-90-1583			Business phone number () - 454-825-3834		
Mailing Address 517 King St. Apt 7		City Charleston	State SC	ZIP Code 29403	

AUTHORIZATION FOR DIRECT DEPOSIT

I hereby authorize BB&T to deposit any payments made payable to this Supplier directly to the below account. I understand that BB&T will continue to deposit to this account until a written notification of change is submitted to the BB&T Accounts Payable Department, or until it may become necessary to change BB&T's Account Payable procedure. In addition, if BB&T determines a payment was made to this account in error, you will be notified prior to a reversing entry being made.			
Printed Authorized Name Anthony L. Romeo		Company Title President	Date 2.3 AUG 14
Authorizing Signature 			

FINANCIAL INSTITUTION



**EXCLUSIVE RIGHT TO LEASE LISTING AGREEMENT
(COMMERCIAL)**

In consideration of the covenants herein contained, SFPOTT, LLC, Sole Property Owner(s) (hereinafter called "OWNER") and Lincoln Harris, LLC, Real Estate Company (hereinafter called "BROKER"), agree as follows:

For the period of time beginning on July 1, 2013, and ending at midnight on June 30, 2014. Owner hereby grants to Broker the sole and exclusive right to lease the real property known as:

Lot n/a Block n/a Section n/a Subdivision n/a

Address 1671 Belle Isle Ave

Tax Map # 540-00-00-111 City Mount Pleasant Zip 29464

County of Charleston, State of South Carolina.

1. **EMPLOYMENT:** In consideration of the services and facilities of your office and of your agreement to enter the within described property in the Multiple Listing Service of which BROKER is a member, the undersigned Owner does hereby employ the above named BROKER as the sole and exclusive agent, and give said BROKER the exclusive right and authority to lease the herein described property, From July 1, 2013, To June 30, 2014, inclusive, subject to all the terms and conditions hereof.

2. **LEASE RATE:** Said property is, hereby, listed to lease at a rate of \$ _____

3. **TERMS:** Said property may be leased subject to the following terms: Any acceptable to Landlord.

4. **POSSESSION** of property shall be relinquished by the Owner to the Tenant in accordance with the terms of the rental agreement.

5. **DEFECTS:** Owner represents that the property is not subject to any defect and does not contain any hazardous or toxic substance to the best of Owner's belief after due inquiry, unless expressly disclosed herein. Owner agrees to disclose to the BROKER any defects (whether latent affects or otherwise) of the herein described property and to hold said BROKER harmless from any liability or damages including without limit attorney's fees arising from any defects. Owner represents to the best of Owner's Information and belief after due inquiry (i) that Owner has not received notice of any claimed environmental hazard or condition in connection with the property; (ii) that the property contains no hazardous or toxic wastes, asbestos or other substance dangerous or harmful to human health or the environment, and has not been used for the manufacture, storage, or transport of any such substance; and (iii) that no part of the property consists of federal jurisdictional wetlands. Any additional stipulations shall be set forth in writing in this agreement.

6. **TERMS:**

1. Owner agrees that said BROKER has earned a commission of 6.000% if a tenant who is ready, willing, and able to lease the herein described property at the lease rate and on the terms aforesaid or at any price and terms acceptable to the Owner. Commission to be paid by Owner as follows: 1/2 due at lease execution and 1/2 due upon rent commencement.

OWNER, OWNER, AND BROKER HAVE READ THIS PAGE.

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for the initial term and any renewals, extensions or modifications of this lease and for any expansions of, or additions to, the space covered by any lease entered into pursuant to this listing agreement.

- 2. Owner understands that Broker shall pay cooperating agents a fee of \$ n/a or a commission of 3.000 % of gross lease price. Owner and Broker agree that there shall be no variation or exception in the amount of the fee or commission to be paid, unless otherwise specified in this agreement.
- 3. Said commission to be paid to BROKER whether said Tenant is found by BROKER, by another Broker, by the undersigned Owner or by any other person.
- 4. If within 180 consecutive days after the termination of this agreement, a lease of the herein described property is made or effected by the undersigned Owner, directly or through any other person to a prospective tenant to whom any agent of the Listing BROKER, any Cooperating Broker, or the Owner has shown or offered said property during this exclusive listing period, the Owner shall pay the aforementioned commission to the Listing BROKER, provided that the names of the prospective tenants to whom the property was shown by the Listing BROKER or any Cooperating Broker are furnished to the Owner by the Listing BROKER in writing within ten (10) days after termination of this exclusive listing period. This protection period shall end at 11:59 p.m. on December 31, 2014.
- 5. In the event that property is sold during the term of this agreement, owner agrees that any outstanding commissions owed to Listing BROKER will be payable at closing.

7. **MULTIPLE LISTING SERVICE:** The property shall be shall not be entered into the Multiple Listing Services of which Broker is a member, which shall constitute an offer of cooperating brokerage to all members of the listing service. Owner agrees that Broker may compensate an agent representing the buyer from the fee described above.

8. **LEAD-BASED PAINT:** For dwellings built before 1978, and as required by applicable law, a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (the "Disclosure" must be signed by Owner and attached to this agreement. Owner represents that either (1) the improvements on the property were all constructed after December 31, 1977, or (2) the Disclosure has been fully completed and is attached to this agreement. Owner agrees to provide Broker with any such additional information or reports as may come to Owner's possession during the term of this agreement. Owner acknowledges that Broker has informed Owner of the Owner's obligations to provide a buyer of the property with the pamphlet "Protect your Family from Lead in Your Home," to provide information to a buyer of the property with copies of available records and reports with respect to the property and lead-based paint and lead-based paint hazards, all pursuant to 42USC4582(d), as amended.

9. **ADDITIONAL TERMS AND CONDITIONS:** The following terms and conditions are a part of this Exclusive Right To Lease Listing Agreement of which other terms and conditions are set forth on the front side hereof. The Owner and BROKER do further agree:

- 1. Said property to be leased subject to zoning ordinances, restrictions, easements and conditions of public record; and
- 2. Owner shall refer to BROKER any inquiries received by the owner and shall not deal directly with prospective tenants for this property during the continuance of this agency and shall allow the BROKER or any participating Broker to show said property at reasonable times upon reasonable notice and shall commit no act which might tend to obstruct the BROKER's performance hereunder; and
- 3. Owner shall cooperate with BROKER to ascertain all pertinent data concerning subject property so as to avoid error, exaggeration, misrepresentation or concealment of pertinent facts. Owner warrants the accuracy of the information furnished herein and agrees to hold the BROKER harmless from any liabilities or damages arising out of incorrect or undisclosed information. Owner agrees to notify the listing BROKER promptly of any material changes in said information; and
- 4. The listing BROKER is not responsible for vandalism, theft, damage or maintenance of herein described property; and
- 5. The Owner agrees to enter into a contract of lease with and to lease said Property to any such ready, willing and able tenant for the rent or upon such other terms and conditions as Owner may hereafter approves, said approval to specifically include Owner's review and acceptance of the credit worthiness of any such tenant; and
- 6. BROKER shall or shall not place such "For Lease" signs on said property as BROKER may deem advisable and no other signs shall be placed on said property; and
- 7. Broker is granted the authority and approval to list and publish all lease data pertaining to the lease of the hereinabove described property. Owner understands and acknowledges that lease data are published for the use and information of the members of all the Boards/Associations of REALTORS® and the Multiple Listing Services (MLS) of which Broker is a member; for their use of same in marketing, leasing and selling of all properties listed in said publication; and

OWNER, OWNER, AND BROKER HAVE READ THIS PAGE.

8. Owner shall carry at own expense public liability insurance in an amount of at least \$ N/A to protect the interest of the parties to this Agreement; and
9. Owner hereby indemnifies Agent against and agrees to hold and save Agent, its directors, officers, partners, members, employees and agents, harmless from and against any loss, damage, or expense (including courts costs and reasonable attorneys' fees) resulting from any breach of Client's duties and obligations under this Agreement or the negligence, gross negligence, willful misconduct or fraud of Client or its employees, agents and contractors. Agent hereby indemnifies Owner against and agrees to hold and save Owner, it directors, officers, partners, members, employees and agents, harmless from and against any loss, damage, or expense (including courts costs and reasonable attorneys' fees) resulting from any breach of Agent's duties and obligations under this Agreement or the negligence, gross negligence, willful misconduct or fraud of Agent or its employees, agents and contractors.

10. RESPONSIBILITIES OF BROKER: In consideration of granting BROKER this Exclusive Right to Lease Listing, the BROKER agrees:

1. To direct concentrated efforts in bringing about a lease.
2. To advertise said property as BROKER deems advisable.
3. To encourage cooperating brokers in lease efforts of said property by furnishing information and assistance.
4. To keep the Owner/s informed as to the progress made toward finding a tenant for said property.
5. To make an earnest and continued effort to lease the property.
6. To input the listing into the MLS system within 5 work days of the effective date of listing.

11. NOTICES: All notices provided for this Listing Agreement shall be in writing and shall be deemed to be given when sent by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

SPOTT, LLC
 If to Owner: o/o Tony Romeo
1671 Belle Isle Ave
Mount Pleasant, SC 29464

Lincoln Harris, LLC
 If to Agent: o/o Mike Ferrer, CCIM
200 Meeting Street, Suite 204
Charleston, SC 29401

12. CONFIDENTIALITY: All financial data and other proprietary information with regard to the Property shall be treated as confidential by Agent and shall be disseminated to third parties on a "need to know" basis only. Upon the termination or completion of this agreement, Broker shall keep confidential all information received during the course of this agreement which was made confidential by written request or instructions from the client, except as provided for under South Carolina law.

13. SPECIAL STIPULATIONS: The following stipulations shall, if conflicting with printed matter, control (use addendum if necessary); The employment date for the purpose of CTAR's Multiple Listing Service shall begin upon Owner's execution of listing agreement if dated signature occurs after the typed employment begin date on page one under Section 1 (EMPLOYMENT). CTAR's Multiple Listing Service rules shall be applicable to date of Employment.

14. ENFORCEMENT: The parties agree that Broker may take action to enforce this Agreement or collect any associated costs, fees, and damages. Owner agrees to reimburse or indemnify or pay all Broker costs in enforcing this Agreement or collecting costs, fees, and damages including any incidental expenses or attorneys fees.

15. MEDIATION CLAUSE: Any dispute or claim arising out of or relating to this Agreement, the breach of this Agreement or the services provided in relation to this Agreement, shall be submitted to mediation in accordance with the Rules and Procedures of the Dispute Resolution System of the NATIONAL ASSOCIATION OF BROKERS®. Disputes shall include representations made by Owner or Broker in connection with the services to which this Agreement pertains, including without limitation, allegations of concealment, misrepresentation, negligence and/or fraud. Any agreement signed by the parties pursuant to the mediation conference shall be binding. This mediation clause shall survive for a period of 120 days after the date of the closing.

16. NO CONTROL OF COMMISSION RATES OR FEES: The Broker's compensation for services rendered in respect to any listing is solely a matter of negotiation between the Broker and the Owner and is not fixed, controlled, suggested, recommended, or maintained by the board/association, the MLS, or by any persons not a party to the listing agreement.

OWNER, OWNER, AND BROKER HAVE READ THIS PAGE.

The subagency compensation paid by the Listing Broker to a Cooperating Broker or Buyer's Broker in respect to any listing is established by the Listing Broker in Broker's offer of subagency, and is not fixed, controlled, suggested, recommended or maintained by the board/association, the MLS or by any persons other than the Listing Broker.

17. OTHER TERMS AND CONDITIONS: This is an offer to share commissions with cooperating agents and brokers. No subagency. See exhibit A

THE UNDERSIGNED HEREBY WARRANT THAT THEY OWN THE PROPERTY AND/OR HAVE THE AUTHORITY TO EXECUTE THIS AGREEMENT. THIS IS A LEGALLY BINDING AGREEMENT. OWNER SHALL SEEK FURTHER ASSISTANCE IF THE CONTENTS ARE NOT UNDERSTOOD. OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT. OWNER AGREES TO RECEIVE COMMUNICATIONS FROM BROKER AT THE EMAIL ADDRESS, PHONE AND FAX NUMBER LISTED BELOW.

IN WITNESS WHEREOF, this agreement has been duly executed by the parties.

Owner: Cheryl R. Pott Date 20 MAY 13 Time 9:00 AM
SPFOTT, LLC

Email: TonyRomeo@live.com Phone: 954-805-3834 Fax: _____

Witness: _____ Date _____ Time _____

Owner: _____ Date _____ Time _____

Email: _____ Phone: _____ Fax: _____

Witness: _____ Date _____ Time _____

Owner's Mailing Address: 1671 Bello Isle Ave
Mount Pleasant, SC 29464

Real Estate Firm: Lincoln Harris, LLC Phone: (843) 952-2060

By: Miko Ferrer Date 5/21/2013 Time 9:00 AM
Miko Ferrer, CCIM

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EXHIBIT A

Landlord and Broker agree to the following terms in addition to the ones laid out in the Listing Agreement.

- 1.) Within 45 days of closing on the subject property, if any existing tenant's Choate, GSA, Grand bridge or Ricoh leases vacant units, landlord agrees to pay Broker a pay flat rate of \$150 per hour capped at \$3,000 flat fee per unit or flat \$3,000 per unit if spaces are placed on the market to recoup upfront expenses. If one tenant takes both spaces then the compensation is a flat fee \$3,000.00. Due within thirty (30) days of lease signing.
- 2.) Landlord and Broker agree that the Broker shall be compensated on renewals and expansions for any of the new Tenants leases procured by Brokers marketing efforts. Landlord agrees to compensate Broker up to ten years of lease term. For example if a new tenant signs a five year lease with two (2) five (5) year options broker will be compensated in full on first renewal but not the second renewal. Landlord also agrees that the broker shall have no duty or involvement in the renewal process after the ten year periods. In the event the landlord requires the broker's services to assist in the renewal process. Landlord agrees to compensate broker at the hourly rate of one hundred fifty dollars (\$150) per hour.
- 3.) Landlord and Broker agree that the Broker shall NOT be compensated on renewals and expansions the four (4) existing tenants in the building as specified above. In the event the landlord requires the broker's services to assist in the renewal process, Landlord agrees to compensate broker at the hourly rate of one hundred fifty dollars (\$150) per hour.

Signed:



Tony Romeo

Landlord



Michael J. Ferrer, CCIM

Broker