

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

FIRST LEASE AMENDMENT

This First Lease Amendment (the "Amendment") is made and entered into on this the 21<sup>st</sup> day of February, 2008 (the "Effective Date") by and between **1671 BELLE ISLE, LLC** (the "Landlord") and **GRANDBRIDGE REAL ESTATE CAPITAL, LLC** (the "Tenant").

WITNESSETH:

This Amendment amends a certain Office Lease dated December 28, 2007 between Landlord and Tenant (the "Lease"), for the Premises located at 1671 Bell Isle Avenue, Suite 250, Mount Pleasant, South Carolina 29464 (the "Premises").

NOW, THEREFORE, the parties hereby agree, as of the date hereof, to amend the Lease as follows:

1. Tenant desires to alter the Premises shown on Exhibit "B" of the Lease. The draft of the altered Premises (the "Altered Premises") is attached hereto and incorporated herein as Exhibit "A". Landlord shall cause the Premises to be constructed materially consistent with the draft of the Altered Premises in Exhibit "A" subject to revisions required by code.

2. The Stipulated Square Footage of the Premises in Section 1.27 of the Lease is hereby amended to 2,459 rentable square feet.

3. Tenant's Share in Section 1.30 of the Lease is hereby amended to 6.73%.

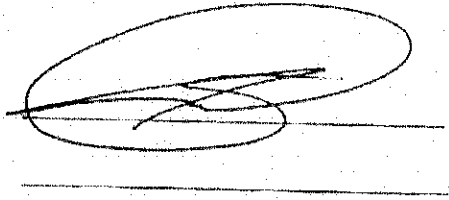
4. The Base Rental Schedule in Special Stipulation 1 of Exhibit "G" of the Lease is hereby amended as follows:

			Monthly	Annualized	Annual PRSF
Months	1 - 12		\$5,327.83	\$63,934.00	\$26.00
Months	13 - 24		\$5,469.48	\$65,633.78	\$26.69
Months	25 - 36		\$5,616.77	\$67,401.19	\$27.41
Months	37 - 48		\$5,768.40	\$69,220.85	\$28.15
Months	49 - 60		\$5,926.19	\$71,114.28	\$28.92
Months	61 - 72		\$6,088.07	\$73,056.89	\$29.71
Months	73 - 84		\$6,256.11	\$75,073.27	\$30.53

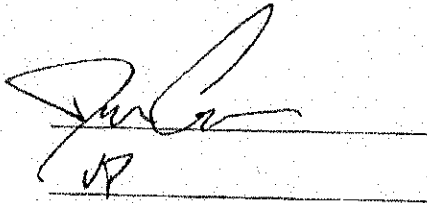
3. The remainder of the terms and conditions of the Lease Agreement are to remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day and year first above written.

WITNESS:

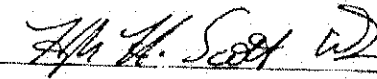
  
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WITNESS:

  
\_\_\_\_\_

LANDLORD:

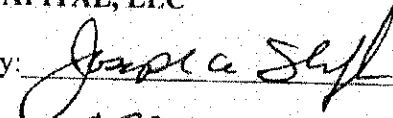
1671 BELLE ISLE, LLC

By:   
\_\_\_\_\_

Its: *Manager*  
\_\_\_\_\_

TENANT:

GRANDBRIDGE REAL ESTATE  
CAPITAL, LLC

By:   
\_\_\_\_\_

Its: *CEO*  
\_\_\_\_\_

**EXHIBIT "A"**  
**ALTERED PREMISES**

