

## R. G. Darby

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**From:** Michael Ferrer <mike.ferrer@rockcreekcre.com>  
**Sent:** Monday, April 11, 2016 11:26 AM  
**To:** R. G. Darby  
**Subject:** Addendum to LCS lease  
**Attachments:** Image (2).jpg; Image.jpg

Darlene,

Can you please print the two attached documents for Mr. Darby to review and sign? It is the lease extension for Liberty Cedar to expand into the former GS2 environmental Space. Once you have done, so if you would please scan and e-mail them back to me, I would greatly appreciate it.

Mike Ferrer, CCIM, MCR  
Principal  
Rock Creek Real Estate Advisors, LLC  
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4138 Dorchester Road  
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What Is a CCIM?

What is an MCR?

Please consider the environment before printing

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-----Original Message-----

From: Joe Davies [<mailto:jdavies@libertycedar.com>]  
Sent: Monday, April 11, 2016 9:05 AM  
To: Michael Ferrer <mike.ferrer@rockcreekcre.com>  
Cc: Cheryl Bolton <[cheryl@libertycedar.com](mailto:cheryl@libertycedar.com)>; David Goss <[dgoss@libertycedar.com](mailto:dgoss@libertycedar.com)>  
Subject: Addendum to LCS lease



**AMENDMENT NUMBER ONE FOR LEASE**

This agreement made the 11<sup>th</sup> of April, 2016, by and between Liberty Cedar, (hereafter called "Tenant") and Warehouse Investors, LP (hereafter called "Landlord").

**Witnesseth**

Whereas, the parties hereto entered into a lease dated July 18, 2014 (hereafter called "the Lease") covering approximately 16,250 square feet of space in an Industrial building located at 4301 Dorchester Rd #17B, Charleston County (hereafter called "the Building"). Original lease term beginning on February 1, 2015 and continuing until January 31, 2020.

Hereafter, Landlord and Tenant agreed to expand this lease covering an additional approximately 3,500 square feet of space in an Industrial building located at 4301 Dorchester Rd #12A, Charleston County (hereafter called "the Building") from May 1, 2016 and ending on January 31, 2020.

**Now, Therefore**, the parties, intending to be legally bound hereunder, mutually agree as follows:

Landlord and Tenant agree to expand this lease from May 1, 2016 and ending on January 31, 2020. Landlord and Tenant agree to the following rent increase schedule:

May 1, 2016 – January 31, 2017	\$7.10 PSF	\$2,070.83 per month
February 1, 2017 – January 31, 2018	\$7.31 PSF	\$2,132.08 per month
February 1, 2018 – January 31, 2019	\$7.53 PSF	\$2,196.25 per month
February 1, 2019 – January 31, 2020	\$7.76 PSF	\$2,263.33 per month

1. Tenant shall have the right at tenant's sole cost and expense to remove the existing office space and make any other additional improvements needed provided they receive prior written consent from the landlord for any structural changes.
2. Except as herein amended, all terms and conditions of the original lease shall remain in full force and effect.

*Addendum:*

*Including fenced*

$12mo @ 2,070.83 = 24,850.00$   
 ~~$25,133.77$~~   
 $18,637.47$   
 $12mo @ 2,132.08 = 25,584.96$   
 $12mo @ 2,196.25 = 26,355.00$   
 $12mo @ 2,263.33 = 27,159.96$   


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 $97,737.39$   
 $+ 4.56$   


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 $44,398.18$

In Witness Whereof, the Lessor and the Lessee have respectively cause these presents to be executed as of the day and year first above written.

Witness

By: 

Witness

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

Tenant: Liberty Cedar Inc

By: Joseph [Signature]

Title: Managing

Partner

Date: 4/11/16

Landlord: [Signature]

By: R. G. Darby

Title: Member Mgr.

Date: 4/11/16