

STATE OF SOUTH CAROLINA)	
)	FIRST AMENDMENT TO LEASE
COUNTY OF CHARLESTON)	AGREEMENT

WHEREAS, HERETOFORE, The Beach Co., a South Carolina corporation (“Landlord”) and TIDEWATER VETERINARY, LLC, a South Carolina limited liability company (“Tenant”) entered into a written Lease Agreement on April 22, 2012 (“Lease Agreement”) for property located at 1964 Riviera Drive, Suites G & H, Mount Pleasant, South Carolina 29464 (the “Premises”) and being the property commonly known as The Shoppes at Seaside Farms.

WHEREAS, the Landlord and the Tenant deem it appropriate and necessary to amend the aforesaid Lease Agreement by this written First Amendment to the Lease Agreement (“First Amendment”).

NOW, THEREFORE, in consideration of the rents hereinafter specified to be paid by Tenant to Landlord and in further consideration of the covenants of the respective parties hereto, each to the other, to be performed by them at the time and in the manner hereinafter provided, Landlord does hereby rent and lease to Tenant, and Tenant does hereby rent and lease from Landlord, upon the following terms and conditions.

1. Term. The Term (as defined in the Lease Agreement in Section 1.12) shall be extended Five (5) additional years and nine (9) days (the “Extension Term”) representing the first of two renewal options as defined in the Lease Agreement in Section 1.26. The Extension Term shall commence July 22, 2017 and terminate on July 31, 2022.

2. Rent. Base Rental (as defined in the Lease Agreement in Section 1.16) for the Extension Term shall be as follows:

<u>Extension Term</u>	<u>Price Per SF</u>	<u>Monthly</u>	<u>Annually</u>
07/22/2017-07/31/2017	\$19.13	\$1,079.45	-----
08/01/2017-07/31/2018	\$21.00	\$4,079.25	\$48,951.00
08/01/2018-07/31/2019	\$21.63	\$4,201.63	\$50,419.53
08/01/2019-07/31/2020	\$22.28	\$4,327.68	\$51,932.12
08/01/2020-07/31/2021	\$22.95	\$4,457.51	\$53,490.08
08/01/2021-07/31/2022	\$23.64	\$4,591.23	\$55,094.78

3. Except as amended in the First Amendment, all other terms and conditions of the Lease Agreement shall remain in full force and effect throughout the Extension Term.

(SIGNATURE PAGE ATTACHED)