

## SECOND LEASE AMENDMENT AGREEMENT

This Second Lease Amendment Agreement ("Amendment") is entered as of the Effective Date (hereinafter defined) by and between Edgefield Properties, Inc., ("Landlord") and DCA of Edgefield, LLC ("Tenant"). The "Effective Date" shall be the date upon which this Amendment is last executed and/or initialed by Landlord and Tenant.

### RECITALS:

A. Landlord and Tenant are parties to a Lease Agreement, dated February 2, 2005, (collectively, the "Lease"), for approximately 6,250 rentable square feet of space in a building known as 306 Main Street, Edgefield, SC, as more particularly described in the Lease;

B. Landlord and Tenant desire to extend the Term of the Lease and otherwise amend the Lease on the terms and conditions contained herein.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Term. The Term of the Lease is extended for sixty (60) months, commencing on August 23, 2015 and expiring on August 22, 2020.

2. Rent.

(a) Commencing on August 23, 2015 and continuing throughout the extended Term, Tenant shall pay base Monthly Rent according to the following schedule:

<u>Period</u>	<u>Monthly Rent</u>
August 23, 2015 through August 22, 2016	\$5,500.00
August 23, 2016 through August 22, 2017	\$5,500.00
August 23, 2017 through August 22, 2018	\$5,500.00
August 23, 2018 through August 22, 2019	\$5,500.00
August 23, 2019 through August 22, 2020	\$5,500.00

3. Renewal Options. Landlord hereby grants to Tenant the right and option to extend the Term of this Lease for two (2) additional term(s) of five (5) years each (each a "Renewal Term"), the first Renewal Term commencing concurrently with the expiration of the Original Term hereof and the second Renewal Term commencing concurrently with the expiration of the first Renewal Term. In the event Tenant desires to exercise this option to renew, it shall so notify Landlord no later than thirty (30) days prior to the end of the Term or the first Renewal Term (as the case may be), and upon the giving of such notice, this Lease shall automatically be extended for that Renewal Term. The terms and conditions of this Lease as are then in effect shall govern during each Renewal Term, except for Monthly Rent will be calculated at fair market value.

4. Guaranty. Upon the commencement of this Amendment, and provided Tenant is not in default, per Section 25 of the Lease, Landlord's Guaranty will become null and void.

5. Miscellaneous.

(a) Except as expressly modified by this Amendment, the provisions of the Lease remain in full force and effect and binding upon the parties.

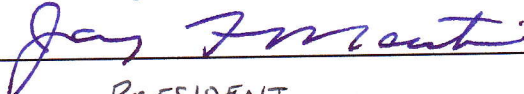
(b) Capitalized terms not defined in this Amendment shall have the meanings given to them in the Lease.

(c) This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs and assigns.

(d) Landlord and Tenant each warrant and represent that this Amendment has been executed on their respective behalf with the full and proper authority. Landlord further represents and warrants to Tenant that Landlord has obtained the consent to this Amendment of its mortgage lender if necessary under the applicable mortgage documents.

(e) Landlord has acknowledged Transwestern as Tenant's real estate representative.

LANDLORD: **Edgefield Properties, Inc.**

By:   
Its: PRESIDENT

Print: JAMES F. MARTIN

Date: 2/4/2015

TENANT: **DCA of Edgefield, LLC**

By: 

Its: Thomas L. Weinberg  
Print: Manager

Date: 2/9/2015