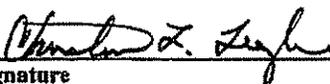
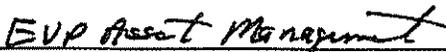
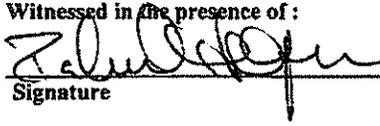
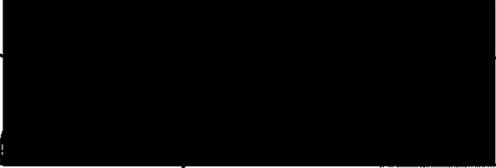
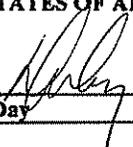


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 2	DATE 12/30/2010
	TO LEASE NO. GS-07B-16559	
ADDRESS OF PREMISES: One Ridgmar Centre, 6500 West Freeway, Suite 503, Fort Worth, Texas 76116-2167		
<p>THIS AGREEMENT, made and entered into this date by and between. NNN One Ridgmar Centre ,LLC; NNN One Ridgmar Centre 1, LLC; NNN One Ridgmar Centre 2, LLC; NNN One Ridgmar Centre 3, LLC; NNN One Ridgmar Centre 4, LLC; NNN One Ridgmar Centre 5, LLC ; NNN One Ridgmar Centre 6, LLC ; NNN One Ridgmar Centre 7, LLC ; NNN One Ridgmar Centre 8, LLC; NNN One Ridgmar Centre 9, LLC ; NNN One Ridgmar Centre 10, LLC; NNN One Ridgmar Centre 11, LLC ; NNN One Ridgmar Centre 12, LLC; NNN One Ridgmar Centre 13, LLC ; NNN One Ridgmar Centre 14, LLC; NNN One Ridgmar Centre 15, LLC; NNN One Ridgmar Centre 16, LLC; NNN One Ridgmar Centre 17, LLC; NNN One Ridgmar Centre 18, LLC; NNN One Ridgmar Centre 19, LLC ; NNN One Ridgmar Centre 20, LLC; NNN One Ridgmar Centre 21, LLC ; NNN One Ridgmar Centre 22, LLC ; NNN One Ridgmar Centre 23, LLC; NNN One Ridgmar Centre 24, LLC; NNN One Ridgmar Centre 25, LLC; NNN One Ridgmar Centre 26, LLC, each a Delaware Limited Liability Company ("Lessor") acting by through Triple Net Properties Realty, Inc. ("Agent" for Lessor).</p> <p>whose address is NNN One Ridgmar Centre, LLC., 1551 North Tustin Ave. ,Suite 200, Santa Ana , California 92705-8693</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
BY: Triple Net Properties Realty, Inc. Agent for Lessor		
 _____ Signature	 _____ Title	
_____ Printed Name Christine L. Teague		
Witnessed in the presence of :		
 _____ Signature	 _____ City, State, Zip	
_____ Printed Name Robert Hooper		
UNITED STATES OF AMERICA  _____ Don W. Day	General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer _____ (Official Title)	

Supplemental Lease Agreement No. 2
LTX16559

One Ridgnar Centre, 6500 West Freeway, Suite 503, Fort Worth, Texas 76116-2167

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the two (2) change orders as described in the Bronze Star Construction, Inc., Request for Change No. 1 - Door Frames with Trims is priced at \$2,825.38 and Bronze Star Construction, Inc, Request for Change No. 2 - Rework Existing Electrical Room 105, separate power at demising wall is priced at \$275.73, dated November 18 and 30, 2010, and is attached as Exhibit "A".

2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the change orders. The anticipated date of completion and acceptance by the Government is on or before December 31, 2010.

3.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The total cost of the Tenant Improvements shall increase by \$3,101.11 from \$72,179.54 (SLA No. 1) to \$75,280.65. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion.

Any changes of the Construction Drawings, which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

A portion of the total Tenant Improvement costs, \$61,796.50 shall be amortized over the first five (5) years firm term of the lease agreement at an interest rate of eight percent (8%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$15,036.12 paid monthly in arrears in the amount of \$1,253.01 and shall be part of the total monthly rental payment.

The remaining balance of the total cost of the Tenant Improvements is \$13,484.15[\$75,280.65-\$61,796.50] and shall be paid by a lump-sum-payment upon the substantial completion and acceptance by the Government of the tenant improvements necessary to finish the interior of the leased space as depicted on the attached Exhibit "A." All fees, permits and architectural plans are the responsibility of the Lessor and are included in the lump-sum-payment amount.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0018761 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

General Services Administration
Attn: Don W. Day
819 Taylor Street, Room 5A18
Ft. Worth, Texas 76102-0181

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease Agreement.

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials GT
Lessor initials: MLP