

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO 4</b>	DATE <i>4/29/11</i>
	TO LEASE NO. GS-07B-16676	

ADDRESS OF PREMISES: Walker Plaza  
 5810 San Bernardo Ave  
 Laredo, TX 78041

THIS AGREEMENT, made and entered into this date by and between. **Vaquillas Realty, LTD**  
 whose address is 5810 San Bernardo Ave, Suite 490  
 Laredo, Texas 78041-2918  
 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto agree to supplement the above Lease.

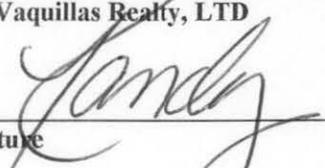
**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on 4/11/2011 as follows:

- 1.) To provide the Scope of Work; and
- 2.) To provide a Notice to Proceed; and
- 3.) To provide for the payment of the Tenant Improvements; and
- 4.) All other terms and conditions are in full force and effect.

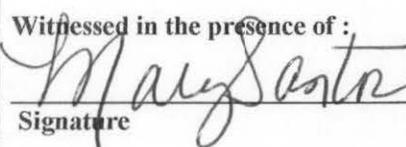
See Attached

**IN WITNESS WHEREOF**, the parties subscribe their names as of the above date.

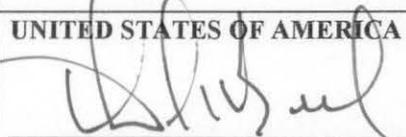
**BY: Vaquillas Realty, LTD**

 _____ Signature	<i>Owner/manager</i> _____ Title
<i>KATHLEEN WALKER</i> _____ Printed Name	

Witnessed in the presence of:

 _____ Signature	<i>5810 San Bernardo #490</i> _____ (Address)
<i>MARY SANTOS</i> _____ Printed Name	<i>Laredo, Texas 78041</i> _____ City, State, Zip

**UNITED STATES OF AMERICA**

 _____ Thomas Bell	_____ Contracting Officer (Official Title)
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Supplemental Lease Agreement #4  
LTX16676  
5810 San Bernardo Ave, Suite  
Laredo, Texas 78041-2918

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements depicted in the Security Bid created by Texas Electronic Systems Specialists, Inc., dated January 13, 2011 attached as Exhibit A1 – A5. The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the Solicitation for Offer under “Construction Schedule and Acceptance of Tenant Improvements, Review of Working/Construction Drawings. This Supplemental Lease Agreement does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings.

2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Scope of Work. The anticipated date of completion and acceptance by the Government is on or before May 11, 2011.

3.) The total cost of the Tenant Improvements is hereby increased by **\$94,216.23**, the total sum of Exhibit A. The total cost of the Tenant Improvements is increased from **\$508,301.73**, as stated in SLA #3, to **\$602,517.96**. The total Tenant Improvement costs includes all the Lessor’s fees for general and administrative costs, profit and any other fees associated with the completion of the Tenant Improvements by the anticipated date of completion.

A portion of the Tenant Improvement costs, **\$178,981.15** shall be amortized over the first five (5) year firm term of the lease agreement at an interest rate of six percent (6%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$41,522.48 paid monthly in arrears in the amount of \$3,460.21 and shall be part of the total monthly rental payment.

It is mutually agreed to between the parties that the remaining portion of the Tenant Improvement cost, **\$329,320.58**, shall be paid in a lump-sum-payment. The lump sum payment portion for all Tenant Improvement is increased by **\$94,216.23** from **\$329,320.58** as stated in SLA #3, to **\$423,536.81**. The lump sum payment shall be invoiced by the Lessor after the substantial completion and acceptance by the Government of the tenant improvements as depicted on the attached Exhibit “A.” All fees, permits and architectural plans are the responsibility of the Lessor and are included in lump-sum-payment amount.

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.

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 PS0019499** 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: Kristen Jackson**  
819 Taylor Street 5B  
Fort Worth, TX 76102

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: \_\_\_\_\_  
Lessor initials: \_\_\_\_\_