

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 3</p>	<p>DATE <i>2/8/2011</i></p>
<p>TO LEASE NO. GS-07B-16706</p>		
<p>ADDRESS OF PREMISES: 15109 Heathrow Forest Parkway, Houston, Texas 77032-3884</p>		
<p>THIS AGREEMENT, made and entered into this date by and between. 15109 Heathrow Forest, LLC. whose address is 2537 S. Gessner Road, Suite 220, Houston, Texas 77063-2027</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto agree to supplement the above Lease.</p> <ol style="list-style-type: none"> 1.) To accepts the tenant improvements as completed and; 2.) establish the Commencement Date of the lease rental payments; and 3.) establish the square footages of the leased space; and 4.) provide the annual rental amounts; and 5.) establish the Governments percentage of occupancy; and 6.) establish the adjustment for vacant space; and 7.) to provide for lump sum payment; and 8.) all other terms and conditions are in full force and effect. <p align="center">See Attached</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
<p>BY: <u>15109 Heathrow Forest, LLC.</u></p>		
<p><i>[Signature]</i> _____ Signature</p>	<p><i>[Signature]</i> _____ Title</p>	
<p><u>Don WEAVER</u> Printed Name</p>		
<p>Witnessed in the presence of :</p>		
<p><i>[Signature]</i> _____ Signature</p>	<p><u>2537 S Gessner # 220</u> _____ (Address)</p>	
<p><u>Darleen St Jean</u> Printed Name</p>		
<p><u>Houston Tx 77063-2027</u> _____ City, State, Zip</p>		
<p>UNITED STATES OF AMERICA</p> <p><i>[Signature]</i> _____ Don W. Day</p>	<p>General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer _____ (Official Title)</p>	

Supplemental Lease Agreement No. 3
LTX16706
15109 Heathrow Forest Parkway
Houston, Texas 77032-3884

- 1.) The tenant improvements have been substantially completed and the government accepts the leased space on January 4th, 2011.
- 2.) The commencement date of the rental shall be January 4, 2011 and shall expire on January 3, 2026.
- 3.) The office space square footage shall be 12,041 rentable square feet yielding 10,471 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From January 4, 2011 through January 3, 2021 the total annual rental shall be \$292,355.51 at the rate of \$24,362.96 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$188,714.36, annual Operating Costs of \$67,068.37 plus annual Operating Cost adjustments, and annual Tenant Improvement Amortization cost of \$36,572.78.

From January 4, 2021 through January 3, 2026 the total annual rent shall be \$360,868.77. The total annual rent consists of Shell Rent of \$293,800.40 and Operating Costs of \$67,068.37 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

- 5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 18.93% (12,041 Rentable Square Footage, (RSF) /63,594 RSF) and the new Base Year for taxes shall be the taxes in the year of 2010.

- 6.) The Government's adjustment of vacant space shall be a reduction of \$2.00/RSF .

- 7.) The total cost of the Tenant Improvements is \$500,344.75. The Lessor and the Government agree that a lump-sum payment for a portion of the total tenant improvement cost shall be made in the amount of \$199,319.75. The remaining balance of \$301,025.00 shall be amortized monthly into the rent at the rate of four percent (4%) over the first ten (10) years of the lease as stated in paragraph 4 above.

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. **It shall reference the number PS0018418** 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 this invoice electronically, and 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 at the following address:

Don W. Day
U.S. General Services Administration
819 Taylor Street 7PRA; Room 5A18
Fort Worth, Texas 76102-0181

- 8.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials: *nl*

Lessor Initials: *du*