

<p style="text-align: center;">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p style="text-align: center;">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 1</p> <p>TO LEASE NO. GS-07B-16945</p>	<p>DATE <i>Aug 9, 2011</i></p>
<p>ADDRESS OF PREMISES: 7701 N Stemmons Fwy, Dallas, TX 75247-4232</p>		
<p>THIS AGREEMENT, made and entered into this date by and between. Elman Stemmons Associates, LP whose address is 100 North Centre Avenue, Suite 502, Rockville Centre, NY 11570 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 accept the leased space 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.) all other terms and conditions are in full force and effect. <p style="text-align: center;">See Attached</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
<p>BY: Elman Stemmons Associates, LP</p> <p><i>John W Moss</i></p> <p>Signature</p> <p><i>John W. Moss</i></p> <p>Printed Name</p>	<p><i>EOP Elman Investors, Inc.</i></p> <p><i>its General Partner</i></p> <p>Title</p>	
<p>Witnessed in the presence of:</p> <p><i>[Signature]</i></p> <p>Signature</p> <p><i>Tim Hedum</i></p> <p>Printed Name</p>	<p><i>100 NORTH CENTRE AVE</i></p> <p><i>SUITE 502</i></p> <p>(Address)</p> <p><i>ROCKVILLE CENTRE NY 11570</i></p> <p>City, State, Zip</p>	
<p>UNITED STATES OF AMERICA</p> <p><i>[Signature]</i></p> <p>Thomas Bell</p>	<p>General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 <u>Contracting Officer</u> (Official Title)</p>	

Supplemental Lease Agreement No. 1

LTX16945

7701 N Stemmons Fwy
Dallas, Texas 75247-4232

- 1.) The Government accepts the leased space on May 1st, 2011.
- 2.) The commencement date of the rental shall be May 1, 2011 and shall expire on April 30, 2021.
- 3.) The office space square footage shall be 83,470 rentable square feet (RSF) yielding 72,583 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From May 1, 2011 through April 30, 2016 the total annual rental shall be \$1,378,089.70 at the rate of \$114,840.81 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$855,567.50, annual Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2016 through April 30, 2018 the total annual rent shall be \$1,419,824.70. The total annual rent consists of Shell Rent of \$897,302.50 and Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2018 through April 30, 2020 the total annual rent shall be \$1,461,559.70. The total annual rent consists of Shell Rent of \$939,037.50 and Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2020 through April 30, 2021 the total annual rent shall be \$1,503,294.70. The total annual rent consists of Shell Rent of \$980,772.50 and Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 47.60% (83,470 RSF / 175,368 RSF) and the new Base Year for taxes shall be the taxes in the year of 2012.

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

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

Gov't Initials

Lessor Initials:

Handwritten initials for the Government and the Lessor. The Government's initials are written over a horizontal line, and the Lessor's initials are written over another horizontal line. The Lessor's initials appear to be 'JM'.