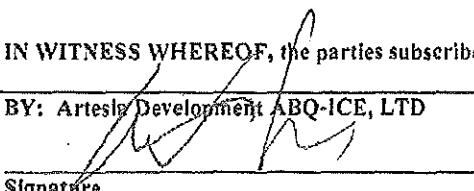
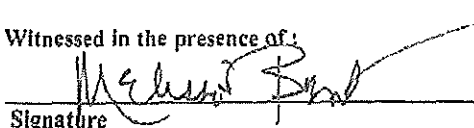
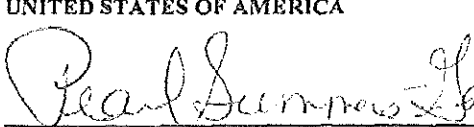


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT <div style="text-align: center;">GS6</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">SUPPLEMENTAL AGREEMENT NO 4</td> <td style="width: 40%;">DATE 1/24/12</td> </tr> <tr> <td colspan="2">TO LEASE NO GS-07B-16726</td> </tr> </table>	SUPPLEMENTAL AGREEMENT NO 4	DATE 1/24/12	TO LEASE NO GS-07B-16726	
SUPPLEMENTAL AGREEMENT NO 4	DATE 1/24/12				
TO LEASE NO GS-07B-16726					
ADDRESS OF PREMISES: 5441 Watson Dr., Albuquerque, New Mexico 87105 <div style="text-align: center;">GS6</div>					
THIS AGREEMENT, made and entered into this date by and between Artesia Development ABQ-ICE, LTD Whose address is: 800 Town & Country Blvd., Suite 300 Houston, Texas 77024-4559 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 January 12, 2012 as follows: 1.) To establish and accept the total leased premise; and 2.) establish the Commencement Date of the lease rental payments; and 3.) establish the square footages of the leased premise; and 4.) provide the annual rental amounts; and 5.) establish the Governments percentage of occupancy; and 6.) restate the vacant space; and 7.) establish the remaining balances for Tenant Improvement and Building Security Amortized Capital (BSAC) Allowances; and 8.) provide for the payment of the lump-sum; and 9.) all other terms and conditions are in full force and effect. <div style="text-align: right;">See Attached</div> IN WITNESS WHEREOF , the parties subscribe their names as of the above date.					
BY: Artesia Development ABQ-ICE, LTD <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 45%;"> MANAGER Title </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> BRENT REDUS Printed Name </div> <div style="width: 45%;"></div> </div>					
Witnessed in the presence of: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 45%;"> 800 TOWN & COUNTRY BLVD. SUITE 300 (Address) </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> Melisa Bryant Printed Name </div> <div style="width: 45%;"> Houston, TX 77024 City, State, Zip </div> </div>					
UNITED STATES OF AMERICA <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Pearl Summers-Garza </div> <div style="width: 45%;"> Lease Contracting Officer (Official Title) </div> </div>					

Supplemental Lease Agreement No. 4

LNM16726

5441 Watson Dr. Albuquerque

New Mexico 87105 6 PS-G

6-G

1.) The tenant improvements have been substantially completed and the Government accepts the leased space on January 12, 2012 contingent upon the completion of the punch list items attached as Exhibit "A" upon forty-five (45) days.

2.) The commencement date of the rental shall be January 12, 2012 and shall expire on January 11, 2027 unless sooner terminated in accordance with paragraph 4 of the SF-2.

3.) The office space square footage shall be 71,100 rentable square feet yielding 63,000 ANSIBOMA Office Area (ABOA).

4.) The Government shall pay the Lessor annual rent as follows:

From January 12, 2012 through January 11, 2022 the total annual rental shall be \$2,741,331.07 at the rate of \$228,444.26 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$1,728,441.00, annual Operating Costs of \$442,242.00 plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of \$343,666.55 and Building Specific Amortized Capital (BSAC) cost of \$226,981.52.

From January 12, 2022 through January 11, 2027 the total annual rent shall be \$2,740,905.00. The total annual rent consists of Shell Rent of \$2,298,663.00 and Operating Costs of \$442,242.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement and BSAC costs.

5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 100% and the Base amount for tax reimbursements for the entire building is \$186,066.00 per Paragraph 6.d. of the SF-2.

6.) The Government's adjustment of vacant space shall be a reduction of \$5.10 per usable square foot.

7.) The total cost of the Tenant Improvements and BSAC is \$11,086,124.19. 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 \$7,079,949.19. The remaining balance of \$4,006,175.00 shall be amortized monthly into the rent at the rate of seven and a half percent (7.5%) 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 PS0020896 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

Gov't Initials: PS-G

Lessor Initials: BR

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

Pearl Summers-Garza
U.S. General Services Administration
1919 Smith Street, Suite 1600
Houston, Texas 77002

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

Gov't Initials: BSE

Lessor Initials: MR