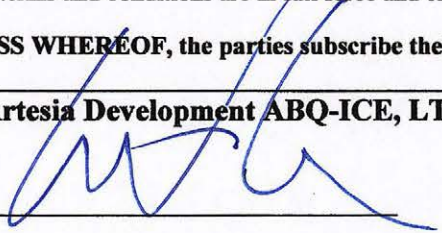
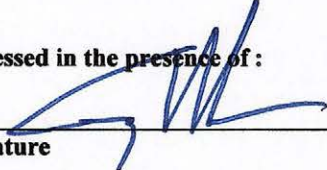
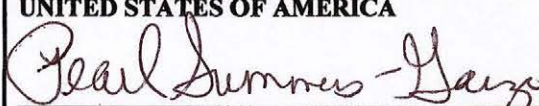


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 3	DATE <u>10/12/11</u>
TO LEASE NO. GS-07B-16726		
ADDRESS OF PREMISES: 5441 Watson Dr., Albuquerque, New Mexico 87105		
THIS AGREEMENT, made and entered into this date by and between Artesia 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 September 12, 2011 as follows: 1) To provide for a Notice to Proceed for change order (C/R) #1 and provide for an anticipated date of completion; and 2) to change the total cost of the Tenant Improvements; and 3) to provide for the payment of the total Tenant Improvement Cost; and 4) All other terms and conditions are in full force and effect. IN WITNESS WHEREOF , the parties subscribe their names as of the above date.		
Lessor: Artesia Development ABQ-ICE, LTD <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 45%;"> <u>MANAGER</u> Title </div> </div> <div style="margin-top: 10px;"> <u>BRENT REDDIS</u> Printed Name </div>		
Witnessed in the presence of : <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 45%;"> <u>800 Town & Country Ste 300</u> (Address) </div> </div> <div style="margin-top: 10px;"> <u>CRAG WILLIAMS</u> Printed Name </div> <div style="margin-top: 10px; text-align: right;"> <u>Houston TX 77024</u> City, State, Zip </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 #3
LTX16726
5441 Watson Dr.,
Albuquerque, New Mexico 87105

1.) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Alterations required in change order C/R #1 as it relates to security changes; all of which are depicted in Exhibit "A." The total cost of the C/R #1 is \$7,232.19. The anticipated date of completion of all the tenant improvements is August 8, 2012.

2.) The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$11,078,892.00 to \$11,086,124.19 [$\$11,078,892.00 + 7,232.19 = \$11,086,124.19$]. 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 covered by change order #1 by the anticipated date of completion.

3.) The Government shall pay for a portion of the total Tenant Improvement Cost by amortizing \$2,412,675.00 over the first ten years of the term, monthly, at an interest rate of 7.5%. Additionally, the Government may pay by lump-sum or amortize the Building Specific Amortized Capital (BSAC) amount of \$1,593,500.00 over the first ten years, monthly, at an interest rate of 7.5%. The remaining balance of \$7,079,949.19 [$\$11,086,124.19 - \$2,412,675.00 - 1,593,500.00 = \$7,079,949.19$] shall be paid by lump-sum, in which case annual rent shall be reduced accordingly upon the completion and acceptance by the Government of the Tenant Improvements and BSAC.

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 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 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 at the following address:

General Services Administration
ATTN: Pearl Summers-Garza
1919 Smith Street, Suite 1600
Houston, TX 77002
832-397-8478

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

Gov't Initials

PS-6

Lessor Initials:

AR