

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.

3

TO LEASE NO.

GS-07B-16355

DATE

PAGE

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ADDRESS OF PREMISES

114 West Broadway, Del Rio, Texas 78840

THIS AGREEMENT, made and entered into this date by and between Flat Creek Development, LLPwhose address is: 204 STUBBS STREET
EDINBURG, TEXAS 78539hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above Lease.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution of the Government, as follows:

I. This Supplemental Lease Agreement (SLA), represents your official Notice to Proceed with the improvement's required by Lease No. GS-07B-16355, representing the Government's requirements for 10,879 rentable square feet of fully serviced space at 114 West Broadway in Del Rio, Texas. The tenant buildout will conform to the specifications in SFO 5TX0205 and are to be provided by the Lessor as part of the total rental payment. The tenant buildout costs of \$321,737.79 are amortized for a period of 120 months at 8.0%. The total annual costs of amortized tenant improvements is \$46,842.81. The tenant buildout costs are broken out as follows:

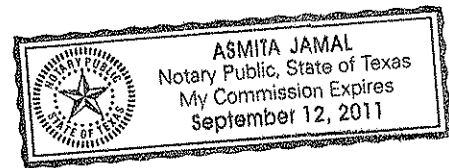
tenant buildout allowance for General and Custom: \$215,335.41

tenant buildout allowance for General: \$106,402.38

The Total Lump Sum TI Cost: \$907,812.98

LS Portion: \$494,001.09

LS Portion: \$413,811.89 (Includes the \$21,280.48 TI Customization buy down)

END OF SLA No 3State: Texas
County: Fort Bend.
Asmita Jamal
Notary public.**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.**LESSOR**

SIGNATURE

NAME OF SIGNER

MICHAEL PLISOWSKI

ADDRESS

204 STUBBS ST., EDINBURG TX

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Vicki L. Moore

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

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