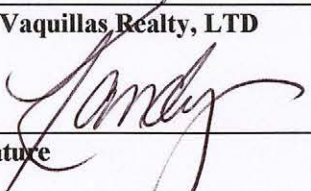
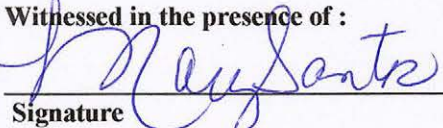
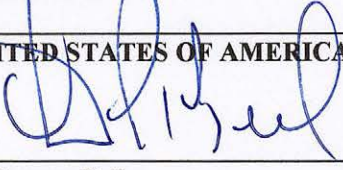


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 7	DATE 9.29.11
ADDRESS OF PREMISES: Walker Plaza 5810 San Bernardo Ave Laredo, TX 78041		TO LEASE NO. GS-07B-16676
<p>THIS AGREEMENT, made and entered into this date by and between. Vaquillas Realty, LTD</p> <p>whose address is 5810 San Bernardo Ave, Suite 490 Laredo, Texas 78041-2918</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> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on 9/1/2011 as follows:</p> <ol style="list-style-type: none"> 1.) To provide the Scope of Work; and 2.) To provide a Notice to Proceed; and 3.) To provide for the payment of the Tenant Improvements; and 4.) 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: Vaquillas Realty, LTD</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Signature Kathleen Walker _____ Printed Name </div> <div style="width: 45%;"> Owner / MANAGER _____ Title </div> </div>		
<p>Witnessed in the presence of :</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Signature MARY SANTOS _____ Printed Name </div> <div style="width: 45%;"> 5810 San Bernardo Suite 490 _____ (Address) Laredo, Texas 78041 _____ City, State, Zip </div> </div>		
<p>UNITED STATES OF AMERICA</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  _____ Thomas Bell </div> <div style="width: 45%;"> Contracting Officer _____ (Official Title) </div> </div>		

Supplemental Lease Agreement #7
LTX16676
5810 San Bernardo Ave, Suite 490
Laredo, Texas 78041-2918

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Alterations depicted in the Change Order #3 attached as Exhibit "A," dated August 31, 2011

The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the Solicitation for Offer under "Construction Schedule and Acceptance of Tenant Improvements, Review of Working/Construction Drawings when compared to the Government approved Design Intent Drawings. This Supplemental Lease Agreement does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings.

2.) Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date of completion and acceptance by the Government is on or before September 8, 2011.

3.) The total cost of the Alterations is \$8,853.60, the total sum of Exhibit "A." It is mutually agreed to between the parties that the Alterations cost, shall be paid in a lump-sum-payment. The lump sum payment shall be invoiced by the Lessor after the substantial completion and acceptance by the Government of the alterations as depicted on the attached Exhibit "A." All fees, permits and architectural plans are the responsibility of the Lessor and are included in lump-sum-payment amount.

Any changes of the Alteration which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

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 PS0019499 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/Realty Specialist at the following address:

General Services Administration
ATTN: Kristen Jackson
819 Taylor Street 5B
Fort Worth, TX 76102

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

Gov't Initials

Lessor Initials: