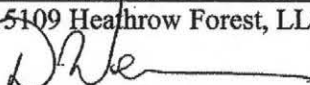
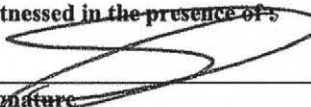
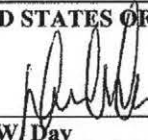


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 4	DATE <u>2/8/2011</u>
TO LEASE NO. GS-07B-16706		
ADDRESS OF PREMISES: 15109 Heathrow Forest Parkway, Houston, Texas 77032-3884		
THIS AGREEMENT, made and entered into this date by and between. 15109 Heathrow Forest, LLC. whose address is 2537 S. Gessner Road, Suite 220, Houston, Texas 77063-2027 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 31, 2011 as follows: 1.) Description of the Tenant Improvements to be constructed; 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. <div style="text-align: center;">See Attached</div> IN WITNESS WHEREOF , the parties subscribe their names as of the above date.		
BY: 15109 Heathrow Forest, LLC <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">  _____ Signature </div> <div style="width: 45%;"> <u>MANAGER</u> _____ Title </div> </div> <div style="margin-top: 10px;"> <u>Don W. DAY</u> _____ Printed Name </div>		
Witnessed in the presence of: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">  _____ Signature </div> <div style="width: 45%;"> <u>2537 S. GESSNER #220</u> _____ (Address) </div> </div> <div style="margin-top: 10px;"> <u>DAVID LEE</u> _____ Printed Name </div> <div style="margin-top: 10px;"> <u>Houston, TX 77063</u> _____ City, State, Zip </div>		
UNITED STATES OF AMERICA  _____ Don W. Day		General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer _____ (Official Title)

Supplemental Lease Agreement No. 4
LTX16706
15109 Heathrow Forest Parkway , Houston, Texas 77032-3884

1.) The Lessor shall provide all the materials, labor, and services required to provide for the completion of the Tenant Improvements as depicted and according to the Construction Drawings created by Urban Construction Southwest Inc., dated May 20, 2010, Sheets 1 thru 14 for CT-PAT and Revision 1, Sheet A3.2 at 15109 Heathrow Forrest Parkway, Suite 140, Houston, Texas 77032. Additionally, Lessor shall provide all the materials, labor, and services required to install the Security System and UPS Battery Back up as described in the attached proposal prepared by Entrance Controls, Inc., dated January 13, 2011, Sheets 1 and 2.

2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the construction of the additional improvements described above.

3.) The Government shall pay the Lessor for the total cost of the Tenant Improvements and additional work as follows:

The total cost of the Tenant Improvements shall increase by \$51,839.39, the total cost of the Tenant Improvements shall change from \$500,344.75 to \$552,184.14. The total 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 by the anticipated date of completion.

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

A portion of the total Tenant Improvement costs, \$301,025.00, shall be amortized over the first ten (10) years firm term of the lease agreement at an interest rate of four percent (4%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$36,572.78 paid monthly in arrears in the amount of \$3,047.73.

The remaining balance of the total cost of the Tenant Improvements is \$251,159.14 [\$552,184.14 - \$301,025.00] shall be paid by a lump-sum-payment upon the substantial completion and acceptance by the Government of the tenant improvements.

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 PS-0018418** 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: Don W. Day
819 Taylor Street, Room 5A18
Ft. Worth, Texas 76102-0181

Gov't Initials 

Lessor Initials 

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent (SLA).

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

Gov't Initials

Lessor Initials:

