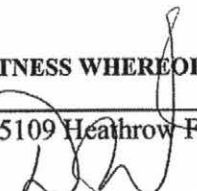
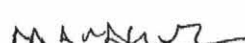
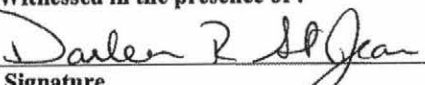
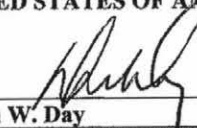


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> SUPPLEMENTAL AGREEMENT NO 3 </td> <td style="width: 50%;"> DATE 2/8/2011 </td> </tr> <tr> <td colspan="2"> TO LEASE NO. GS-07B-16706 </td> </tr> </table>	SUPPLEMENTAL AGREEMENT NO 3	DATE 2/8/2011	TO LEASE NO. GS-07B-16706	
SUPPLEMENTAL AGREEMENT NO 3	DATE 2/8/2011				
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.					
1.) To accepts the tenant improvements as completed and; 2.) establish the Commencement Date of the lease rental payments; and 3.) establish the square footages of the leased space; and 4.) provide the annual rental amounts; and 5.) establish the Governments percentage of occupancy; and 6.) establish the adjustment for vacant space; and 7.) to provide for lump sum payment; and 8.) all other terms and conditions are in full force and effect.					
See Attached					
IN WITNESS WHEREOF, the parties subscribe their names as of the above date.					
BY: 15109 Heathrow Forest, LLC.					
 _____ Signature	 _____ Title				
_____ Printed Name					
Witnessed in the presence of :					
 _____ Signature	2537 S Gessner # 220 _____ (Address)				
Darleen St Jean _____ Printed Name	Houston Tx 77063-2027 _____ City, State, Zip				
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. 3

LTX16706

15109 Heathrow Forest Parkway
Houston, Texas 77032-3884

1.) The tenant improvements have been substantially completed and the government accepts the leased space on January 4th, 2011.

2.) The commencement date of the rental shall be January 4, 2011 and shall expire on January 3, 2026.

3.) The office space square footage shall be 12,041 rentable square feet yielding 10,471 ANSIBOMA Office Area (ABOA).

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

From January 4, 2011 through January 3, 2021 the total annual rental shall be \$292,355.51 at the rate of \$24,362.96 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$188,714.36, annual Operating Costs of \$67,068.37 plus annual Operating Cost adjustments, and annual Tenant Improvement Amortization cost of \$36,572.78.

From January 4, 2021 through January 3, 2026 the total annual rent shall be \$360,868.77. The total annual rent consists of Shell Rent of \$293,800.40 and Operating Costs of \$67,068.37 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 18.93% (12,041 Rentable Square Footage, (RSF) /63,594 RSF) and the new Base Year for taxes shall be the taxes in the year of 2010.

6.) The Government's adjustment of vacant space shall be a reduction of \$2.00/RSF .

7.) The total cost of the Tenant Improvements is \$500,344.75. 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 \$199,319.75. The remaining balance of \$301,025.00 shall be amortized monthly into the rent at the rate of four percent (4%) 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 PS0018418** 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

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

Don W. Day
U.S. General Services Administration
819 Taylor Street 7PRA; Room 5A18
Fort Worth, Texas 76102-0181

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

Gov't Initials: *al*

Lessor Initials: *du*