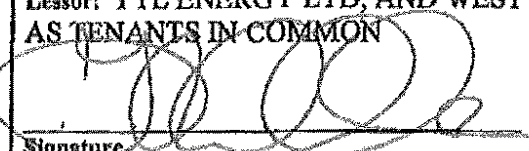




<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO 2</b>	DATE <b>8/3/10</b>
ADDRESS OF PREMISES: 150 Westpark Way Euless, TX 76040		
THIS AGREEMENT, made and entered into this date by and between TYL ENERGY LTD, AND WEST PARK PLACE LLC AND GOLDEN WALKMAN, LLC, AS TENANTS IN COMMON  whose address is 255 N, Center Street, Suite 200 Arlington, TX 76011  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 June 18 <sup>th</sup> , 2010 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.  See Attached  IN WITNESS WHEREOF, the parties subscribe their names as of the above date.		
Lessor: TYL ENERGY LTD, AND WEST PARK PLACE LLC AND GOLDEN WALKMAN, LLC, AS TENANTS IN COMMON  <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="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>Gary Walker</u>            Printed Name         </div> <div style="width: 45%;"></div> </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>255. N. Center Street #200, Arlington, TX</u>            (Address)         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>Josh Womack</u>            Printed Name         </div> <div style="width: 45%;"> <u>Arlington, TX 76011</u>            City, State, Zip         </div> </div>		
UNITED STATES OF AMERICA   <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>Pearl Summers-Garza</u> </div> <div style="width: 45%;">           Lease Contracting Officer            (Official Title)         </div> </div>		

Supplemental Lease Agreement #2  
LTX16709  
150 Westpark Way  
Euless, TX 76040

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements depicted and according to the Construction Drawing created by Entos Design, dated June 30, 2010 (6/30/2010). 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." 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 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 September 8, 2010.

3.) The Lessor and the Government have agreed that the total cost of the Tenant Improvements is \$1,168,855.18. 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 by the anticipated date of completion.

A portion of the total cost of such Tenant Improvements shall be paid to the Lessor by amortizing \$1,004,234.00 over the first five (5) years of the lease term with an interest rate of eight percent (8%). The remaining balance of the Tenant Improvement Cost of \$164,621.18 shall be paid by lump-sum payment to the Lessor upon the substantial completion of all the Tenant Improvements and the acceptance by the Government.

Any changes of the Construction Drawings which result in a financial adjustment 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 Lessor 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 PS0017782 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 Lease Contracting Officer at the following address:

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

Lessor (PW)  
Gov't (BSB)

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 Supplemental Lease Agreement.

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

Gov't Initials

Lessor Initials:

BS-6  
PLW