

THIS LEASE is made and entered into between Louis D. Kowalski III, and Thomas H. Yates JR.

("the Lessor") and

THE UNITED STATES OF AMERICA

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A, Simplified Lease Proposal, attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B ("the Premises"), together with the right to the use of the parking spaces and other areas described in said Section II of said Exhibit A, to have and to hold for a term of



5 YEARS, 2 YEARS FIRM

commencing on the date of acceptance of the Premises (as such date shall be established in accordance with Section 3 herein), subject to the terms and conditions set forth below.


IN WITNESS WHEREOF, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

The following persons are designated by each party as having full authority to bind their respective principles with regard to all matters relating to this Lease: No person other than those designated below shall be understood to have any authority to bind their respective principles, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer ("LCO") by notice, without an express delegation by the LCO.

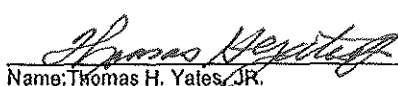
INITIALS

GOVT	LESSOR
	

FOR THE LESSOR:
(See Exhibit A, Box 18B)


Name: Louis D. Kowalski III

Date: _____


Name: Thomas H. Yates, JR.

Date: 5/18/11

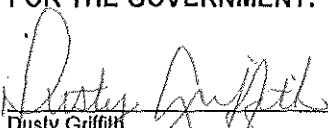
WITNESSED BY:

Name:

Title:

Date: _____

FOR THE GOVERNMENT:


Dusty Griffith
Lease Contracting Officer
819 Taylor Street, Fort Worth, TX 76102
817-978-4335
dusty.griffith@gsa.gov

Date: 6-16-11

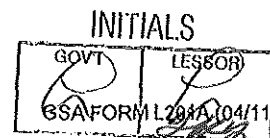
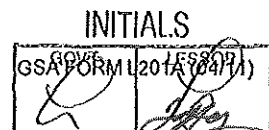
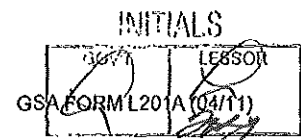


TABLE OF CONTENTS

SECTION 1	RENT AND OTHER TERMS	5
1.01	RENTAL CONSIDERATION (SIMPLIFIED LEASE) (APR 2011)	5
1.02	EARLY TERMINATION RIGHT (SIMPLIFIED LEASE) (APR 2011)	5
1.03	RENEWAL OPTIONS (SIMPLIFIED LEASE) (APR 2011)	5
1.04	DOCUMENTS INCORPORATED BY REFERENCE (SIMPLIFIED LEASE) (APR 2011)	5
SECTION 2	GENERAL TERMS AND CONDITIONS	6
2.01	DEFINITIONS, STANDARDS, AND FORMULAS (SIMPLIFIED LEASE) (APR 2011)	6
2.02	NOTICES (SIMPLIFIED LEASE) (APR 2011)	6
2.03	USE OF APPURTENANT AREAS (APR 2011)	6
2.04	ROOFTOP ANTENNAS (APR 2011)	6
2.05	CHANGE OF OWNERSHIP (APR 2011)	7
2.06	MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (SIMPLIFIED LEASE) (APR 2011)	7
2.07	FIRE AND CASUALTY DAMAGE (SIMPLIFIED LEASE) (APR 2011)	7
2.08	DEFAULT BY LESSOR (APR 2011)	8
2.09	INTEGRATED AGREEMENT (APR 2011)	8
2.10	MUTUALITY OF OBLIGATION (SIMPLIFIED LEASE) (APR 2011)	8
2.11	CHANGES (SIMPLIFIED LEASE) (APR 2011)	8
2.12	COMPLIANCE WITH APPLICABLE LAW (APR 2011)	9
2.13	ADJUSTMENT FOR VACANT PREMISES (SIMPLIFIED LEASE) (APR 2011)	9
2.14	WAIVER OF RESTORATION (APR 2011)	9
2.16	CLAUSES INCORPORATED BY REFERENCE (SIMPLIFIED LEASE) (APR 2011)	9
SECTION 3	CONDITIONS FOR ACCEPTANCE, COMMENCEMENT OF TERM, AND PAYMENT OF RENT	11
3.01	COMPLETION OF BUILDING AND TENANT IMPROVEMENTS (SIMPLIFIED LEASE) (APR 2011)	11
3.02	GOVERNMENT ACCESS PRIOR TO ACCEPTANCE OF SPACE (SIMPLIFIED LEASE) (APR 2011)	11
3.03	ACCEPTANCE (SIMPLIFIED LEASE) (APR 2011)	11
3.04	ESTABLISHMENT OF LEASE TERM COMMENCEMENT DATE, ANNUAL RENT (SIMPLIFIED LEASE) (APR 2011)	11
3.05	PAYMENT OF BROKER (SIMPLIFIED LEASE) (APR 2011)	11
3.06	AS-BUILT DRAWINGS (SIMPLIFIED LEASE) (APR 2011)	11
SECTION 4	DESIGN AND CONSTRUCTION STANDARDS FOR BUILDING AND TENANT IMPROVEMENTS	11
4.01	DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE BUILDING AND TENANT IMPROVEMENTS (APR 2011)	11
4.02	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (APR 2011)	12
4.03	BUILDING SHELL REQUIREMENTS (SIMPLIFIED) (APR 2011)	12
4.04	VESTIBULES (APR 2011)	12
4.05	MEANS OF EGRESS (APR 2011)	12
4.06	AUTOMATIC FIRE SPRINKLER SYSTEM (APR 2011)	12
4.07	FIRE ALARM SYSTEM (APR 2011)	13
4.08	ENERGY INDEPENDENCE AND SECURITY ACT (APR 2011)	13
4.09	ELEVATORS (APR 2011)	13
4.10	ACCESSIBILITY (APR 2011)	14
4.11	FLOORS AND FLOOR LOAD (APR 2011)	14
4.12	CEILINGS (APR 2011)	14
4.13	DOORS: EXTERIOR (APR 2011)	14
4.14	DOORS: HARDWARE (APR 2011)	14
4.15	PARTITIONS: PERMANENT (APR 2011)	15
4.16	PARTITIONS: SUBDIVIDING (APR 2011)	15
4.17	INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011)	15
4.18	FINISH SELECTIONS (APR 2011)	15
4.19	CARPET SPECIFICATIONS (APR 2011)	15
4.20	PAINTING (APR 2011)	16
4.21	WINDOW COVERINGS (APR 2011)	16
4.22	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)	16
4.23	ELECTRICAL: DISTRIBUTION (APR 2011)	16
4.24	DATA DISTRIBUTION (AUG 2008)	17
4.25	ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (APR 2011)	17
4.26	ELECTRICAL: OUTLETS (APR 2011)	17
4.27	DRINKING FOUNTAINS (APR 2011)	18
4.28	TOILET ROOMS (APR 2011)	18
4.29	HEATING VENTILATION AND AIR CONDITIONING (APR 2011)	18



4.30	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (APR 2011)	19
4.31	LIGHTING: INTERIOR AND PARKING (APR 2011)	19
4.32	ACOUSTICAL REQUIREMENTS (SIMPLIFIED LEASE) (APR 2011)	20
4.33	GREEN LEASE SUBMITTALS (APR 2011)	20
4.34	DOORS: SUITE ENTRY (APR 2011)	21
4.35	DOORS: INTERIOR (APR 2011)	21
SECTION 5 LEASE SECURITY REQUIREMENTS		22
5.01	POSTING OF GOVERNMENT RULES AND REGULATIONS (PERMISSION-ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT/BUILDING SPECIFIC) (APR 2011)	22
5.02	ADDITIONAL SECURITY MEASURES AS DETERMINED BY THE GOVERNMENT PERMISSION-ALLOW THE INSTALLATION OF GOVERNMENT-SUPPLIED EQUIPMENT/BUILDING SPECIFIC) (APR 2011)	22
5.03	DETERRENCE TO UNAUTHORIZED ENTRY (APR 2011)	22
5.04	TEMPORARY SECURITY MEASURES DUE TO IMMEDIATE THREAT (APR 2011)	22
5.05	ACCESS TO UTILITY AREAS (APR 2011)	22
5.06	ACCESS TO BUILDING INFORMATION (APR 2011)	22
5.07	DEVELOPMENT, IMPLEMENTATION, AND PERIODIC REVIEW OF OCCUPANT EMERGENCY PLANS (APR 2011)	22
5.08	SHUTDOWN OF HVAC (APR 2011)	22
5.09	IDENTITY VERIFICATION OF PERSONNEL (APR 2011)	22
5.10	MECHANICAL AREAS AND BUILDING ROOFS (APR 2011)	23
5.11	EMERGENCY POWER TO CRITICAL SYSTEMS (APR 2011)	23
5.12	SHATTER-RESISTANT WINDOW PROTECTION (APR 2011)	23
5.13	ENTRY SECURITY: INTRUSION DETECTION SYSTEM (APR 2011)	23
5.14	CCTV SECURITY MONITORING (APR 2011)	23
5.15	ENTRY SECURITY: SECURITY GUARDS (APR 2011)	23
5.16	ENTRY SECURITY: ENTRY CONTROL WITH CCTV AND DOOR STRIKES (APR 2011)	24
5.17	ENTRY SECURITY: INTERCOM (APR 2011)	24
5.18	ENTRY SECURITY: PEEPHOLES (APR 2011)	24
SECTION 6 UTILITIES, SERVICES, AND PERFORMANCE OBLIGATIONS DURING THE LEASE TERM		24
6.01	PROVISION OF SERVICES, ACCESS, AND ROUTINE HOURS (APR 2011)	24
6.02	UTILITIES (APR 2011)	24
6.03	HEATING AND AIR CONDITIONING (APR 2011)	24
6.04	OVERTIME HVAC USAGE (SIMPLIFIED LEASE) (APR 2011)	24
6.05	JANITORIAL SERVICES (APR 2011)	25
6.06	SNOW REMOVAL (APR 2011)	25
6.07	MAINTENANCE OF PROVIDED FINISHES (APR 2011)	25
6.08	ASBESTOS ABATEMENT (APR 2011)	26
SECTION 7 ADDITIONAL TERMS AND CONDITIONS		26



SECTION 1 RENT AND OTHER TERMS

1.01 RENTAL CONSIDERATION (SIMPLIFIED LEASE) (APR 2011)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified in Line 10, Boxes 10D and 10F (and, if applicable, the corresponding boxes in Line 11) on Exhibit A, Section II, and the actual Rentable Area delivered for occupancy and use by the Government, subject to the limitations set forth in Section 3 of this Lease. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and Tenant Improvements (TIs) specified in the Lease, including those described in Exhibit A and the Agency-Specific Requirements Package ("ASRP") attached hereto as Exhibit C, all taxes of any kind, and all operating costs. Unless a separate rate is specified in Line 16 of Exhibit A, rights to parking areas will be deemed included in the rent. Rent shall not be adjusted for changes in taxes or operating costs.

1.02 EARLY TERMINATION RIGHT (SIMPLIFIED LEASE) (APR 2011)

The Government may terminate this Lease, in whole or in part, at any time after the Firm Term by providing not less than 90 days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination. This right of termination shall expire 120 days after the last day of the Firm Term.

1.03 RENEWAL OPTIONS (SIMPLIFIED LEASE) (APR 2011)

This Lease may be renewed at the option of the Government for a term of Five (5) YEARS at the rental rate(s) set forth in Exhibit A, Section II, Line 10, Box 10H (and, if applicable, Box 11H), provided notice is given to the Lessor at least 60 days before the end of the original lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

1.04 DOCUMENTS INCORPORATED BY REFERENCE (SIMPLIFIED LEASE) (APR 2011)

The following documents are incorporated by reference, as though fully set forth herein:

Exhibit A, GSA Form 1364A, Simplified Lease Proposal in Response to RLP No. 9TX3040.
Exhibit B, Floor Plan Delineating the Premises
Exhibit C, N/A.
Exhibit D, GSA Form 3518A, Representations and Certifications (Rev. 1/07)
Exhibit E, N/A.

SECTION 2 GENERAL TERMS AND CONDITIONS

2.01 DEFINITIONS, STANDARDS, AND FORMULAS (SIMPLIFIED LEASE) (APR 2011)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises.
- B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.
- C. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the Commission Credit.
- D. Days. All references to days in this Lease shall be understood to mean calendar days.
- E. FAR/GSAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- F. Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights.

