
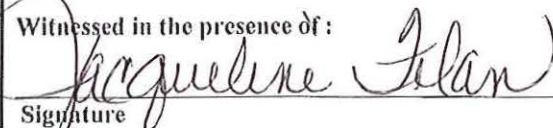

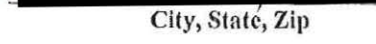
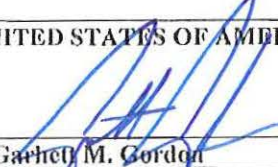


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <u>1/5/12</u>
ADDRESS OF PREMISES: 6801 Sanger Ave. Waco, TX 76710-7804		TO LEASE NO. GS-07B-16887
<p>THIS AGREEMENT, made and entered into this date by and between, Sandstone Executive Plaza, LP whose address is 2101 Cedar Springs STE 1500 Dallas, TX 75201-2147</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>1.) To accept 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 reduction amount for vacant space; and 7.) all other terms and conditions are in full force and effect.</p> <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: Sandstone Executive Plaza, LP</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  _____ Signature </div> <div style="width: 45%;"> <u>AGENT FOR OWNER</u> _____ Title </div> </div> <p><u>FRANK CROMWELL</u> _____ Printed Name</p>		
<p>Witnessed in the presence of:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  _____ Signature </div> <div style="width: 45%;">  _____ Signature </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>Jacqueline Gilan</u> _____ Printed Name </div> <div style="width: 45%;">  _____ City, State, Zip </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>UNITED STATES OF AMERICA</p>  _____ Garret M. Gordon </div> <div style="width: 45%;"> <p>General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer _____ (Official Title)</p> </div> </div>		

Supplemental Lease Agreement No. 1

GS-07B-16887

6801 Sanger Ave.
Waco, TX 76710-7804

- 1.) The Government accepts the leased space on October 19, 2011.
- 2.) The total term of the lease agreement is ten (10) years with a firm term of five (5) years. The commencement date of the rental shall begin on October 19, 2011 and shall expire on October 18, 2021.
- 3.) The office space square footage shall be 657 rentable square feet yielding 571 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From October 19, 2011 through October 18, 2016 the total annual rental shall be \$10,170.36 at the rate of \$847.53 paid monthly in arrears. The total annual rent consists of annual Shell Rent \$6,964.20, Operating Costs \$2,496.60, and annual Tenant Improvement costs of \$709.56. The total Tenant Improvement cost of \$3,547.80 will be amortized for 60 months at 0% interest.

From October 19, 2016 through October 18, 2021 the total annual rental shall be \$10,328.04 at the rate of \$860.67 paid monthly in arrears. The total annual rent consists of annual Shell Rent \$7,654.05 and Operating Costs \$2,673.99.
- 5.) The Government occupies 0.01 % of the total building.
- 6.) The reduction in rent upon the Government vacating the space before the firm term expires is \$0.84 per rentable square feet.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: