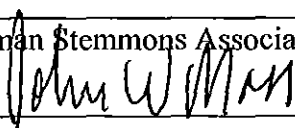
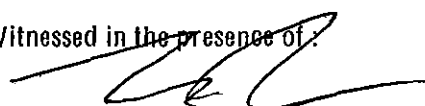
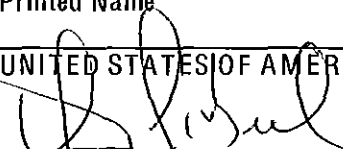


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|---|--|-----------------------------------|
| <b>GENERAL SERVICES ADMINISTRATION</b><br><b>PUBLIC BUILDINGS SERVICE</b><br><br><b>SUPPLEMENTAL LEASE AGREEMENT</b>  | <b>SUPPLEMENTAL AGREEMENT</b><br><b>NO 1</b>   | <b>DATE</b><br><i>Aug 9, 2011</i> |
|   | <b>TO LEASE NO.</b><br><b>GS-07B-16945</b>   |                                   |
| <b>ADDRESS OF PREMISES:</b> 7701 N Stemmons Fwy, Dallas, TX 75247-4232  |  |                                   |
| <p>THIS AGREEMENT, made and entered into this date by and between. Elman Stemmons Associates, LP whose address is 100 North Centre Avenue, Suite 502, Rockville Centre, NY 11570</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> <ol style="list-style-type: none"> <li>1.) To accept the leased space and;</li> <li>2.) establish the Commencement Date of the lease rental payments; and</li> <li>3.) establish the square footages of the leased space; and</li> <li>4.) provide the annual rental amounts; and</li> <li>5.) establish the Governments percentage of occupancy; and</li> <li>6.) establish the adjustment for vacant space; and</li> <li>7.) all other terms and conditions are in full force and effect.</li> </ol> <p style="text-align: center;">See Attached</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p> |  |                                   |
| BY: Elman Stemmons Associates, LP<br><div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;"> <br/>           Signature         </div> <div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;">           John W. Moss<br/>           Printed Name         </div>  | <div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;"> <i>EOP Elman Trustees, Inc.</i><br/> <i>its General Partner</i><br/>           Title         </div>  |                                   |
| Witnessed in the presence of:<br><div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;"> <br/>           Signature         </div> <div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;">           Tim Hedum<br/>           Printed Name         </div>   | <div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;">           100 NORTH CENTRE AVE<br/>           SUITE 502<br/>           (Address)         </div> <div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;">           ROCKVILLE CENTRE NY 11570<br/>           City, State, Zip         </div> |                                   |
| UNITED STATES OF AMERICA<br><div style="border-bottom: 1px solid black; margin-top: 10px; text-align: center;"> <br/>           Thomas Bell         </div>   | General Services Administration<br>819 Taylor St., Room 5A18<br>Fort Worth, TX 76102<br>Contracting Officer<br>(Official Title)  |                                   |

Supplemental Lease Agreement No. 1

LTX16945

7701 N Stemmons Fwy  
Dallas, Texas 75247-4232

- 1.) The Government accepts the leased space on May 1st, 2011.
- 2.) The commencement date of the rental shall be May 1, 2011 and shall expire on April 30, 2021.
- 3.) The office space square footage shall be 83,470 rentable square feet (RSF) yielding 72,583 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From May 1, 2011 through April 30, 2016 the total annual rental shall be \$1,378,089.70 at the rate of \$114,840.81 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$855,567.50, annual Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2016 through April 30, 2018 the total annual rent shall be \$1,419,824.70. The total annual rent consists of Shell Rent of \$897,302.50 and Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2018 through April 30, 2020 the total annual rent shall be \$1,461,559.70. The total annual rent consists of Shell Rent of \$939,037.50 and Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2020 through April 30, 2021 the total annual rent shall be \$1,503,294.70. The total annual rent consists of Shell Rent of \$980,772.50 and Operating Costs of \$522,522.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 47.60% (83,470 RSF / 175,368 RSF ) and the new Base Year for taxes shall be the taxes in the year of 2012.

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

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

Gov't Initials

Lessor Initials: