

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 2 TO LEASE NO. GS-07B-16692	DATE <i>November 4, 2010</i>
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ADDRESS OF PREMISES 212 E. 4th Street
Carnegie, OK 73015

THIS AGREEMENT, made and entered into this date by and between Tienda Development, LLC

whose address is: 210 Park Avenue, Suite 2900
Oklahoma City, OK 73102 - 5621

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon full execution by the Government to establish beneficial occupancy, update the square footage occupied by the Government, update the rental rate, update the common area factor, confirm the operating cost base, and correct the Lessor and Payee address to include the zip + 4.

Paragraphs 1, 2, 3, 4, 9, and 10 are deleted in their entirety and the following substituted therefore:

1. The Lessor hereby leases to the Government the following described premises:
A total of 4,371 rentable square feet (RSF) of office and related space, consisting of 3,891 ANSI/BOMA office area square feet (USF) of space located at 212 E. 4th Street, Carnegie, OK 73015, together with twenty-five (25) on-site, surface parking spaces for employees and visitors. For the purposes of this lease, the Government shall pay rent for 4,246 RSF, which yields 3,780 USF, the maximum usable square feet provided for in the Solicitation For Offers.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term effective September 28, 2010 through September 27, 2030. Subject to termination rights as stated in Paragraph 4 of this SLA.

3. The Government shall pay the Lessor annual rent as follows:
Years 1 - 10 \$95,791.42 at the rate of \$7,982.62 per month in arrears
Years 11 - 20 \$79,272.82 at the rate of \$6,606.07 per month in arrears. This amount does not include CPI escalations paid under this lease.

Rent for a lesser period shall be prorated. Lessor will sign up for electronic funds transfer. Rent shall be made payable to: Tienda Development, LLC, 210 Park Avenue, Suite 2900, Oklahoma City, OK 73102-5621

in force and effect
as of the above date.

[Redacted Signature]

Managing Member
(Title)

IN THE PRESENCE OF (witnessed by:)

[Redacted Signature]

PO Box 343 LoneWolf OK 73055
(Address)

Contracting Officer, GSA, PBS, READ
200 NW 4th Street, Oklahoma City, OK 73102

GSA DC 68-1176 GSA FORM 276 JUL 67

Sheet 2 attached to and made a part of lease number GS-07B-16692

4. The Government may terminate this lease in whole or in part at any time on or after September 28, 2020 by giving at least thirty (30) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

9. This lease is subject to operating cost escalations. In accordance with the SFO paragraph 4.3 entitled Operating Costs, the escalation base is established as \$7.25/RSF (\$30,783.50 per annum).

10. In accordance with the SFO paragraph 4.1 entitled Measurement of Space, the common area factor is established as 1.123361 (4,371 RSF / 3,891 USF).

Paragraph 17 is added.

17. GSA Form 1204 (3 pages) is hereby made an attachment to this Supplemental Lease Agreement. All items listed on the form shall be completed within thirty calendar days of space acceptance.

Initials: ef & ld
Lessor Govt