

1) Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed on the Tenant Improvements for the above referenced lease. The anticipated date of completion of all the tenant improvements is July 28, 2014.

2) The Government shall pay the Lessor for the total cost of the TIs as follows:

The Government and the Lessor have agreed that the total cost of the TIs is \$68,224.40. The total TI 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 TI by the anticipated date of completion noted above in paragraph 1.

The total TI costs, in the amount of \$68,224.40 shall be amortized over the first five (5) year firm term of the lease agreement at an interest rate of seven percent (7.0%) paid monthly in arrears as part of the rental payment upon the completion and acceptance by the Government.

Upon completion of the TIs and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized TI shall be established by a subsequent LA.

Any changes of the Construction Drawings, which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

3.) A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent.

Upon acceptance of the TI by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named 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 PSTBD 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: Marshall K. Krumm
819 Taylor Street, Room 11A-133
Fort Worth, Texas 76102-6124

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

INITIALS:  LESSOR &  GOV'T