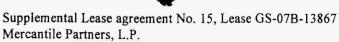
GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	DATE 3-22-01
PUBLIC BUILDINGS SERVICE	NO. 15	3-80-01
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	
A STATE OF THE PROPERTY OF THE	GS- 07B-13867	
ADDRESS OF PREMISES 2601 Meacham Boulevard		
Fort Worth, Texas 76137		
THIS AGREEMENT, made and entered into this date by and between Mercantile Partners, L.P., a Texas Limited Partnership,		
whose address is 3602 North Sylvania LTX13867_ Fort Worth, Texas 76111		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 May 1, 2001, as follows:		
The purpose of this Supplemental Lease Agreement (SLA) is to provide for alterations necessary to prepare certain spaces on floors 1-4, and 6 for occupancy by the		
DESSOR		
ВУ	, (*) . (*)	
IN PRESENCE OF DELETED		
(Signature)		ddress)
UNITED STATES OF AMERICA CONTRACTING OFFICER		
	NERAL SERVICES ADMINISTRATION	
(Signature)		fficial Title)
	3.	A Form 276 (Jul. 67)





- 5. Also in consideration of the above, the Government shall pay the Lessor, as additional rent, an additional amount of \$116,161.10, to be amortized monthly in arrears at an interest rate of 12 per cent per annum (1 per cent per month) over the remaining firm term of the lease. This amortization period shall begin on the first day of the next month after the month that the Government Contracting Officer accepts the alterations as complete by signing an inspection report indicating 100% completion. Once this amortization period has been determined, the parties shall execute an SLA specifying the months of the amortization period and the exact amount of additional monthly payment to the Lessor by the Government in accordance with this paragraph. This additional monthly payment attributable to this amortization shall be in addition to the basic shell rent the Government has previously agreed to pay for these spaces.
- 6. If the Government makes the lump sum payment, described in paragraph 4 above, after 45 days from the date the Government Contracting Officer accepts the alterations as complete by signing an inspection report indicating 100% completion, or after 45 days from the date the Lessor submits an invoice to the Government Contracting Officer for payment, whichever is later, the Government shall pay to the Lessor as additional rent the sum of \$13,872.38 as a Developer Fee. This fee is based on 10% of the construction cost and shall be adjusted to include a developer fee for any changes This fee shall be in addition to any interest paid for late payment per the Prompt Payment clause of the lease.
- The Government at any time may elect to reduce the rent by the monthly payment specified in paragraph 5 above, by paying a lump sum to the Lessor equal to the unamortized portion of the principal.

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

IN WITNESS WHEREOF the parties subscribed their names as of the above date.

