

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 20	DATE 9-27-10
---	-------------------------------------	-----------------

SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS- 07B-14431
------------------------------	-------------------------------

ADDRESS OF PREMISES 1445 Ross Avenue
Dallas, TX 75202

THIS AGREEMENT, made and entered into this date by and between Crescent Fountain Place, L.P. a Delaware limited partnership

whose address is 777 Main Street, Suite 2000
Ft. Worth, Texas 76102

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 upon execution by the Government, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to modify paragraph 1 and reestablish the delineated space requirements encompassed in this lease entitled **Space A** and **B**, to establish additional daytime Janitorial Services for 20,540 rsf in accordance with Paragraph 6A of the lease and to amend Paragraph 10 of the lease to reflect the additional rent per the Janitorial Services. Therefore, Paragraphs 1, 6A and 10 of the Lease GS-07B-14431 are hereby modified and/or amended and the following substituted therefore.

1. The Lessor hereby leases to the Government the following described premises:

office and related space consisting of:

Space A 259,432 rsf consisting of parts of the sixth and the eighth floors, the entire seventh and ninth through the thirteenth floors as well as a portion of the space on Level B-1 (303 usf), and a portion of the space on the fourth floor (432) and

Space B 13,215 rsf consisting of vacant space (vacated by the Agency 3/30/10) on the sixth floor

of Fountain Place, 1445 Ross Avenue, Dallas, Texas, together with five (5) indoor garage parking spaces, all located on that certain parcel of land being legally described as all of Lot 1A, Block AV515 of the First Interstate Bank Addition, an addition to the City of Dallas, Texas, and being more particularly described in the attached Exhibits A, B and B1 (Property Description, Exhibit C (1/8" scaled) Floor Plans, Exhibit C, Floor Plans (Reduced), Exhibit D, Restroom and Tenant Alterations, and Exhibit E to be used for such purposes as determined by General Services Administration.

Lease Number GS-07B-14431 Paragraph 6 (A) is hereby amended to read as follows:

6. Facilities, services, utilities, and maintenance as specified in Option B (dated September 6, 1995 and amended by Amendment No. 1 on November 9, 1995 and December 11, 1995 and changed by negotiations) in the attached Solicitation for Offers STX 94418, hereinafter known as the SFO, and the attachment thereto and as further specified elsewhere in this lease agreement. Effective January 19, 2010 through February 8, 2017, the Government shall pay daytime janitorial for 20,540 rentable square feet (the remainder of the existing square footage will remain nighttime janitorial) per Attachment 18A for the entire term and included in the annual rent.

A.T. *dh*

10. The base rent shall be increased, using the following payment schedule for inclusion of day time cleaning expenses:

Term	Day Time Cleaning	Day Time Cleaning
	Annual Amount	Monthly Amount
1/19/2010 – 11/8/2011	\$ 45,000.00	\$ 3,750.00
11/9/2011 – 11/8/2013	\$ 45,900.00	\$ 3,825.00
11/9/2013 – 11/8/2015	\$ 46,818.00	\$ 3,901.50
11/9/2015 - 2/7/2017	\$ 47,574.36	\$ 3,964.53

for Space A and Space B (vacant space) per month in arrears. SLA 18 is now considered null and void. This SLA is to add daytime cleaning to the annual rent. All other issues regarding rent will be addressed in future Supplemental Lease Agreements when parties have reached mutual agreement.

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.

LI
B

Andrew R. Taylor
V.P., Property Management

(Title)

(Signature)

(Signature)

UN
BY

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST., FT. WORTH, TX 76102

(Official Title)