

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 3

DATE
12.3.01

TO LEASE NO.
GS-07B-14933

ADDRESS OF PREMISES **J. Gordon Shanklin [REDACTED] Building
Rosebriar River Crossing at Joe's Creek, Storey Lane, and Stemmons
Freeway (permanent address to be identified upon occupancy)
Dallas, TX 75220**

THIS AGREEMENT, made and entered into this date by and between **Cowperwood Dallas I, L.P.**

whose address is

**405 Lexington Avenue
New York, New York 10174**

| INITIALS | |
|--------------------|--------------------|
| GOVT | LESSOR |
| <i>[Signature]</i> | <i>[Signature]</i> |

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 **October 29, 2001**, as follows:

“Notwithstanding the provisions of Solicitation for Offers (SFO) Paragraph 1.1 Amount and Type of Space and Paragraph 1 of the SF-2, dated December 12, 2000, which describes the premises under lease the Government accepts and will pay rent for 226, 175 rentable square feet (210,411 useable square feet).”

Paragraphs 1 and 3 are hereby deleted in their entirety and the following paragraphs substituted therefore:

“1. 226,175 rentable square feet of office and related space (must yield a minimum of 210,411 useable square feet), which includes three-hundred seventy (370) interior secure parking spaces, along with two-hundred eighty (280) exterior surface parking spaces at the J. Gordon Shanklin [REDACTED] Building, Rosebriar River Crossing at Joe's Creek, Storey Lane and Stemmons Freeway (permanent address to be identified upon occupancy), Dallas, Texas, more particularly described in Exhibit A, Assignable Option to Purchase (which includes the site

**CONTINUED ON PAGE 2, SUPPLEMENTAL LEASE AGREEMENT NO. 3,
LEASE GS-07B-14933**

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.

LESSOR : **Cowperwood Dallas I, L.P.**

BY _____
(Signature)

IN PRESENCE OF _____
(Signature)

UNITED STATES OF AMERICA

BY _____
(Signature)

_____ (Title)

_____ (Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST., FT. WORTH, TX 76102
(Official Title)

DELETED

DELETED

Page 2, Attached to and made a part of Supplemental Lease Agreement No. 3,
to Lease GS-07B-14933, Dallas, TX

legal description), Exhibit C, Boundary Survey, Exhibit D, Topographic Survey, Attachment No. 3, Exterior Color Rendering, Attachment No. 4, Interior Color Rendering, Attachment No. 5 (13 pages), Floor Plans (Page 1-Preliminary Site Plan, Page 2-First Floor Plan, Page 3-Second Floor Plan, Page 4-Third Floor Plan, Page 5-Fourth Floor Plan, Page 6-Fifth Floor Plan, Page 7-North Elevation, Page 8-East Elevation, Page 9-South Elevation, Page 10-West Elevation, all dated 10-11-00; Page 11-North Elevation Garage, Page 12-East Elevation Garage, Page 13-West Elevation Garage, all dated 08-10-00), attached hereto and made a part of this lease.”

“3. The Government shall pay the Lessor annual rent of \$5,710,918.75 at the rate of \$475,909.90 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Cowperwood Dallas I, LP., Attn: Robin Lee
245 Commerce Green Blvd., Suite 100
Sugar Land, TX 77478”

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.

LESSOR: Cowperwood Dallas I, L.P.

BY _____

[Redacted Signature]

*VICE PRESIDENT
COWPERWOOD DALLAS, L.P.
GENERAL PARTNER*
(Title)

IN PRESENCE OF

[Redacted Signature]

[Redacted Signature]

UNITED STATES OF AMERICA

[Redacted Signature]

Contracting Officer
General Services Administration
(Official Title)