

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
No. 8

DATE  
2.3.04

TO LEASE NO.  
GS-07B-14933

ADDRESS OF PREMISES J. Gordon Shanklin [REDACTED] Building  
One Justice Way  
Dallas, Texas 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

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 of both parties, as follows:

I. The purpose of this Supplemental Lease Agreement (SLA) No. 8 is to provide for alterations to existing space on the 5<sup>th</sup> floor of the building in accordance with agency submitted requirements and to authorize a one-time lump sum payment.

II. Paragraph 22 is hereby added to the lease as follows:

# 34,732.90  
"22. It is mutually agreed to between the parties that in consideration of a one-time lump sum payment in the amount of ~~\$35,798.75~~, (this figure includes a 15% construction management fee), the Lessor shall perform alterations in accordance with "Attachment 1", Scope of Work-Alternate 1 (1 page), "Attachment 2", Existing Floor plan (1 page), "Attachment 3", Demolition Plan SK1 (1 page), "Attachment 4", Proposed Plan Revision SK2a (1 page) and "Attachment 5", Remodel Cost Bid Spread Sheet (1 page) which are all made a part of this lease".

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.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

VICE PRESIDENT  
COWPERWOOD DALLAS, INC.  
GENERAL PARTNER

[REDACTED]

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
1100 COMMERCE STREET, DALLAS, TX 75242  
(Official Title)

INITIALS  
LESSOR

**Remodeling of Office Space  
5th Floor West  
J.G.Shanklin Building  
November 19, 2003**

**Scope of Work**

Demolish walls as shown on the attached floor plan SK1.

Relocate electrical outlets, thermostats, and door, to suit the new floor layout as shown on SK2.

Provide new metal stud partition walls new outlets, new light switches and exit light, as shown on the attached sheet SK2.

Provide cove base, and wall paper for new walls, as per building standard.

Provide air conditioning to the new layout from existing building air conditioning system. Provide individual zones, one for the Office 1 at the outside wall, and one for the work room and the secretary area. Provide building air for Office 2.

The dimensions of the spaces shown on the attached floor plan are approximate. Determine sizes conforming to the ones shown, on site.

All electrical work shall conform with National Electrical Code (NEC), and all air conditioning work shall conform with SMACNA (Sheet Metal & Air Conditioning Contractors' Association).

Remove and dispose of all materials not reused, and leave the space clean of all debris from construction work.

The contractor shall provide shop drawings of all equipment to GSA for approval.

The contractor shall provide a line item estimate for the above described work.

**Alternate 1**

All work as per above except all new work shall be as per SK2a, instead of SK2.