

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 21

DATE (signed by GSA)
10/25/2011

TO LEASE NO.
GS- 07B-14933

ADDRESS OF PREMISES: One Justice Drive
Dallas, TX 78840-5573

THIS AGREEMENT made and entered into this date by and between **Cowperwood Dallas I, LP**, whose address is: 246 Commerce Green Blvd, Suite 140
Sugar Land, TX 77478

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:
WHEREAS, the parties hereto desire to amend the above Lease.

1. The purpose of Supplemental Lease Agreement (SLA) No. 21 is to (1) establish three Phases for completing the alteration for the renovating the 2nd, 3rd, 4th and 5th floors of [REDACTED] Dallas Field Office as defined in SLA#20 signed on September 9, 2011, (2) establish the cost for each Phase, (3) establish the completion date for each Phase, (4) establish the process for each Phase inspection and the process for submitting the electronic invoice for payment for the work to be performed under this SLA.
2. The cost of the alterations and construction of improvements to be completed under this SLA No. 21 shall not exceed the Lessor's Phased Draw Request, herein attached as Exhibit A, made part of this SLA herein.
Phase (1) draw: \$ 43,428.76
Phase (2) draw: \$123,478.54
Phase (3) draw: \$ 91,732.06
Total as per SLA#20 \$258,639.36
3. Substantial completion of each Phase as shown in Exhibit B (Pages 1-3), made part of this SLA herein:
Phase (1) *Estimated* Completion Date: October 25, 2011
Phase (2) *Estimated* Completion Date: December 9, 2011
Phase (3) *Estimated* Completion Date: February 13, 2012
4. When each Phase of the work is completed, the Lessor shall issue a written Notice to the Government for Inspection of the Work. The Government shall perform its Inspection within five (5) Working Days from the date of Lessor's Notice. Acceptance of the Work shall not be unreasonably withheld. The Government shall make payment within thirty (30) days of the date of each invoice.

Lessor shall submit invoice for payment electronically via the GSA finance website at www.finance.gsa.gov. The invoice is required to have a unique number, the name and address of the Lessor, the Lease and SLA number and the correct PDN, which for this SLA #21 is: PS00201297.

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

BY: _____

IN PRESENCE OF

Jacqueline Schlather, Vice President
(Printed Name & Title)

245 Commerce Green Blvd., Ste. 140
Sugar Land, TX _____ 77478
(Address)

UNITED STATES OF AMERICA:

BY: _____

Jeff Serla, Contracting Officer
General Services Administration
1100 Commerce Street, Room 720
Dallas, TX _____ 75242-1043
(Official Title)