

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

DATE

NO. 24

01 / 15 / 13

FOUR PAGES

LEASE AMENDMENT

TO LEASE NO

GS-07B-14933

ADDRESS OF PREMISES J. Gordon Shanklin Building
One Justice Way
Dallas, TX 75220

THIS AGREEMENT, made and entered into this date by and between

COWPERWOOD DALLAS I, L.P.

whose address is 245 Commerce Green Blvd.
Suite 140
Sugarland, TX 77478

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties desire to amend the above Lease for the purpose of providing for the herein described tenant improvements / alterations to the leased premises, on the terms and conditions set forth below; and,

WHEREAS, the purpose of this Supplemental Lease Agreement number twenty-four (SLA # 24) is to (a) provide for additional lessor work / alterations relating to the ongoing 4th and 5th floor / dark room renovations, and (b) provide for an increase in the lessor's price for the alterations (attributable to the herein described changes / adds).

NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as set forth in this Supplemental Lease Agreement Number twenty-four (SLA # 24), as follows:

***** SEE ATTACHED ADDENDUM - SLA NUMBER TWENTY-FOUR (24) - PAGES 2 through 4**

All other terms and conditions of the lease, including SLA # 23 which relates to the aforementioned alterations project, shall remain in force and effect.

LESSOR: COWPERWOOD DALLAS I, L.P.

BY
IN

[Redacted Signature]

(Signature)

Sr. Vice President

(Title)

245 Commerce Green #140
Sugar Land, Texas 77478

(Address)

UNITED STATES OF AMERICA

BY

[Redacted Signature]

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

(Official Title)

GSA Lease No.: GS-07B-14933
Lessor: COWPERWOOD DALLAS I, L.P.
Location: Dallas, Texas

CONTINUED (ADDENDUM) --

1. Tenant Improvements / Alterations. Lessor to provide alterations generally described as "4th and 5th floor dark room renovations". The project requires additional work and/or changes generally described as "electrical outlets". The additional work provided for in this SLA # 24 is more particularly described as follows:
 - A. ADD – Provide labor and materials as specified in lessor quote dated 12/21/2012, attached as Exhibit "1" (one page). [price, including lessor fees: \$853.09]
 - B. Work detailed in FSG Electric proposal dated 12/19/2012 (one page).
2. Cost of Tenant Improvements / Alterations. The net additional cost for the tenant improvements / alterations referred to in this SLA # 24 is \$853.09 and will be paid in a lump sum payment. (Note: Initial project price of \$9,656.99 [SLA #23] + CO #1 price of \$853.09 [this SLA #24] = total project price to-date of \$10,510.08.)
3. Lessor Submission of Invoice for Payment. Upon completion of the work and subsequent inspection / acceptance by the Government, the Lessor shall submit to GSA an invoice for \$853.09 for the alterations. Said invoice shall include the name and address of the Lessor as shown on this document, the lease number, SLA Number, and Pegasys Document Number (PDN). The Lessor is to provide a copy to the Contracting Officer.

PDN / PS #: PS0025011

Lessor should submit invoices electronically on the GSA Finance Website at www.finance.gsa.gov (instructions for submitting invoices are found on the website). If Lessor is unable to submit / process the invoice electronically, the Lessor may mail the invoice to the following address:
GSA – Greater Southwest Finance Center
P. O. Box 17181
Fort Worth, TX 76102
4. Alterations Will Remain Property of Lessor. The tenant improvements / alterations provided for will remain the property of the Lessor and Lessor waives restoration.
5. Notice to Proceed. Full execution (execution by both Lessor and the Government) of this SLA will serve as the Government's Notice to Proceed.
6. Change Orders. Change Orders must approved by the Contracting Officer.

All other terms and conditions of the lease remain unchanged.

*** END – SUPPLEMENTAL LEASE AGREEMENT NUMBER TWENTY-FOUR (24) ***

INITIALS

GOV'T

VG

LESSOR

[Signature]