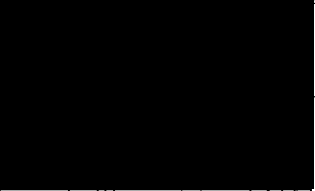
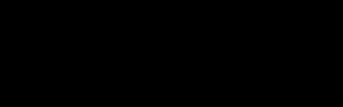



<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 4</p>	<p>DATE <u>2/15/10</u></p>
<p>ADDRESS OF PREMISES: 8101 Stemmons, Dallas, TX 75247</p>		<p>TO LEASE NO. GS-07B-16567</p>
<p>THIS AGREEMENT, made and entered into this date by and between Elman Stemmons Tris Associates LP</p> <p>whose address is 100 N. Centre Street, Suite 502 Rockville Centre, NY 11570</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto agree to supplement the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on April 19, 2010 as follows:</p> <p>(1) to provide for a Notice to Proceed; and</p> <p>(2) authorize the payment of a one-time-lump sum of \$28,120 to the Lessor for tenant improvements made on the space; and</p> <p>(3) All other terms and conditions are in full force and effect.</p> <p align="center">See Attached</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
<p>Lessor Elman Stemmons Tris Associates LP</p>		
	<p><u>VP Elman Stemmons Tris GP LLC</u> Title</p>	
<p><u>JOHN W. MOSS</u> Printed Name</p>		
<p>Witnessed in the presence of </p>	<p><u>100 NORTH CENTRE AVENUE - Suite 502</u> (Address)</p>	
<p><u>DEBORAH WALKER</u> Printed Name</p>	<p><u>Rockville Centre NY 11570</u> City, State, Zip</p>	
	<p><u>Lease Contracting Officer</u> (Official Title)</p>	

Supplemental Lease Agreement #4
LTX16567
8101 Stemmons
Dallas, TX 75247

1.) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Alterations required in change order C/R #2 supply and install three (3) dedicated circuits, C/R #4 access control modifications, C/R #5 more camera work, C/R # 6 MC cable change is a no cost change order, C/R #7 change order modify fencing, C/R #9 install observation windows, C/R #10 install pinned cleanout plugs, C/R #12 manual override controllers, C/R #13 install four (4) pull sets, C/R #14 install observation windows, C/R #16 flat panel, wall mounts, cabling, C/R #17 install hose bibs, C/R #18 change two locks, and C/R #20 wall work all of which are depicted in Exhibit A.

2.) It is mutually agreed to between the parties that a lump-sum-payment of \$28,120 shall be paid to the Lessor after the substantial completion of the tenant improvements as depicted on the attached Exhibit "A." The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion and are included in lump-sum-payment amount.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS 0016541 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration
ATTN: Pearl Summers-Garza
1919 Smith Street, Suite 1600
Houston, TX 77002
713-209-3078

All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials

PS-6

Lessor Initials:

III