GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT OBS. 07B-16633

ADDRESS OF PREMISES

500 South Taylor Street Amarillo, TX 79105-0001

THIS AGREEMENT made and entered into this date by and between AMARILLO NATIONAL BANK

whose address is 410 SOUTH TAYLOR STREET AMARILLO,TX 79105-0001

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 13,2010, as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 6 is to modify the lease to establish the new square footage as well adjust the rent payments and commission credit.

Paragraph 1 is hereby deleted in its entirety and replaced as follows:

The Lessor hereby leases to the Government the following described premises: A total of 4,100 rentable square feet (RSF) of office and related space, which yields at 3,677 ANSI/BOMA office area square feet (USF) of space at Amarillo National Bank, South Taylor Street, Amarillo, Texas 78101-2442 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the government are five parking spaces for exclusive use of Government employees and patrons. Attached Layout is hereof made part of the lease.

Paragraph 3 is hereby deleted in its entirety and replaced as follows:

For years 1 – 10, the Government shall pay the Lessor annual rent of \$80,963.96 at the rate of \$6,747.00 per month in arrears, which includes annual shell rent of \$42,066.00, annual operating cost base of \$23,739.00, and annual amortized tenant improvement allowance of \$15,158.96.

For years 11 – 15, the Government shall pay the Lessor annual rent of \$76,547.00 at the rate of \$6,378.92 per month in arrears, which includes annual shell rent of \$52,808.00 and annual operating cost base of \$23,739.00.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Amarillo National Bank P.O. Box 1 Amarillo, TX 79105

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date

ESSOR: AMARILLO NATIONAL BANK	Facilities Mgr.
in without	(Title)
F	P.O. BOX 1 Amaillo, Tx 79105
	(Address)
	CONTRACTING OFFICER
	GENERAL SERVICES ADMINISTRATION
	819 TAYLOR ST., FT. WORTH, TX 76102 (Official Title)

SLA No. 6 to Lease GS-07B-16633 Page 2 of 2

Paragraph 6 is hereby deleted in its entirety and replaced as follows:

The following are attached and made a part hereof:

- A. Solicitation for Offers 7TX3028 dated July 2008.
- B. Agency Special Requirements.
- C. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
- D. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 7/04)
- E. Floor Plan of Offered Space.

Paragraph 7 is hereby deleted in its entirety and replaced as follows:

In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$113,785 (3,677 USF x \$30.945064) shall be amortized through the rent for 10 years at the rate of 6.0%. The total annual cost of Tenant Improvements for the amortization period shall be \$15,158.96.

Paragraph 10 is hereby deleted in its entirety and replaced as follows:

In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.115039 (4,100 RSF/3,677 USF).

Paragraph 13 is hereby deleted in its entirety and replaced as follows: The Lessor and the Broker have agreed to a cooperating lease commission of the firm term value of this lease. The total amount of the commission is the Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit). The Commission Credit is the Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.	i Je
Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent.	ır
First Month's Rental Payment of \$6,747.00 minus one fourth of the Commission Credit equals adjusted First Month's Rent.	
Second Month's Rental Payment of \$6,747.00 minus one fourth of the Commission Credit equals adjusted Second Month's Rent.	
Third Month's Rental Payment of \$6,747.00 minus one fourth of the Commission Credit equals adjusted Third Month's Rent.	
Fourth Month's Rental Payment of \$6,747.00 minus one fourth of the Commission Credit equals adjusted Fourth Month's Rent.	

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

Initials: Lessor & Gov't