

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL  
AGREEMENT  
NO. 16

DATE

2-23-12

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-07B-16642

ADDRESS OF PREMISES The 1600 Lamar Building  
1600 East Lamar Boulevard,  
Arlington, Texas 76011-4587

THIS AGREEMENT, made and entered into this date by and between RP 1600 LAMAR, LP

whose address is 10470 FOOTHILL BLVD.  
SUITE 100  
RANCHO CUCAMONGA, CA 91730

C/O DENNIS SCIFRES  
POYNTER SCIFRES MANAGEMENT, INC.  
4013 WEST 5<sup>TH</sup> STREET  
FORT WORTH, TX 76107

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

WHEREAS, Lessor and the Government entered into a lease agreement dated September 16, 2009 (referred to herein as the "Lease" which defined term also includes the 15 prior amendments thereto), and

NOW, THEREFORE, these parties covenant and agree that the Lease is hereby amended as follows:

Paragraph 1 of SLA 9 is deleted in its entirety and replaced by the following:

"Whereas, the Government has been paying the rent on Phase I, which consists of 77,734 Rentable Square Feet (RSF), yielding 72,422 ANSI/BOMA Office Area square feet (USF), from February 25, 2011 through April 5, 2011. The commencement date of Phase II, which consists of 11,687 RSF, yielding 10,888 USF, shall be April 6, 2011. Included in the rent at no additional cost to the Government are 290 surface parking spaces for exclusive use of Government employees and patrons. Notwithstanding any contrary provision of the Lease (including any provision in any prior amendment to the Lease), the lease term is 15 years firm, from April 6, 2011 to April 5, 2026.

1. Paragraph 4 of SLA 9 is deleted in its entirety and replaced by the following:

"The lease will terminate April 5, 2026 and no rental shall accrue after the effective date of termination."

2. Rent for months 121-176 of the Lease, from April 6, 2021 thru April 5, 2026, shall be as set forth in Supplemental Lease Agreement No. 10, Paragraph 3. The monthly installments of annual rent shall be abated during the last four months of the 15-year firm Lease term (months 177-180, (December 6, 2025 - April 5, 2026))."
3. Notwithstanding this modification of the Lease to a 15-year firm term, or any other provision of this supplement to the Lease herein, the Lessor shall have no obligation of any kind for the payment of any lease commission to the Government (or any division thereof) or to any broker representing the Government.
4. General Clause 2 of the Lease, 552.270-5 SUBLETTING AND ASSIGNMENT (SEP 1999), is hereby deleted in its entirety and replaced with the following:

"2. SUBLETTING AND ASSIGNMENT.

The Government may sublet any part of the premises but shall not be relieved from any obligations under this Lease by reason of any such subletting. The Government may at any time assign this Lease, but shall not be relieved from any obligations under this Lease by reason of any such assignment."

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

LESSOR

TIN:

BY

IN PR

PPRES  
10470 Foothill Blvd. Ste 100 (Title)  
Rancho Cucamonga, CA. 91730 (Address)

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION

(Official Title)