

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL  
AGREEMENT  
NO. 8

DATE  
3-17-11

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, 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 February 25, 2011, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to change the Lessor's address and to establish and accept incremental occupancy in accordance with General Clause section 552.270-19 of lease GS-07B-16642.

PHASE I ACCEPTANCE

Pursuant to General Clause section 552-270-19 the Government elects to accept the space incremental and pay rent based on its pro rata share. The General Services Administration accepts the completion of 77,734 rsf, yielding 72,422 ABOA as part of Phase I effective February 25, 2011. Included in the rent at no additional cost to the Government are 385 surface parking spaces and 75 covered parking spaces for exclusive use of Government employees and patrons.

Paragraph 3 is amended as follows:

3. The Government shall pay the Lessor annual rent of \$1,761,024.90 at the rate of \$146,752.07 per month in arrears. Rent consists of annual shell rent of \$1,117,036.97 at the rate of \$93,086.41 per month; operating costs of \$350,580.34 (\$4.51/RSF - \$4.84/USF) which consists of \$29,215.03 per month, \$293,407.59 which consists of \$24,450.63 per month of Tenant Improvements. The Tenant Improvement amount includes \$30,136.39 which consists of \$2,511.37 per month of building-specific security cost.

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

IN WITNESS \_\_\_\_\_ has subscribed their names as of the above date.

LESSOR \_\_\_\_\_ TIN: \_\_\_\_\_

BY \_\_\_\_\_

IN PRESENCE \_\_\_\_\_

(Address)

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION

(Official Title)

The Government has accepted the work and has agreed to pay the Lessor a one time lump sum payment for the tenant improvement overage in the amount of **\$3,365,114.70** which shall be due upon receipt of an original invoice submitted to the address below with a copy provided to the Contracting Officer:

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at [www.gsa.finance.gov](http://www.gsa.finance.gov). If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Finance Center  
FAS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer's representative at the following address:

Daphne E. Hadley  
GSA/PBS  
819 Taylor, Room 5A18  
Fort Worth, Texas 76102-6124

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor as shown on the Lease
3. Lease contract number, building address, and a description, price and quantity of the items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it GSA
5. PDN #PS0017631

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.

UN

BY

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION  
819 TAYLOR ST., FT. WORTH, TX 76102  
(Official Title)