

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE 4-26-10
	TO LEASE NO. GSB-07B-16655	

ADDRESS OF PREMISES: 8876 Gulf Freeway Houston, Texas 77017

THIS AGREEMENT, made and entered into this date by and between. **BRI 1818 Gulf, LP**
whose address is 1140 East Hallandale Beach Blvd.
Hallandale Beach, FL 33009-4432

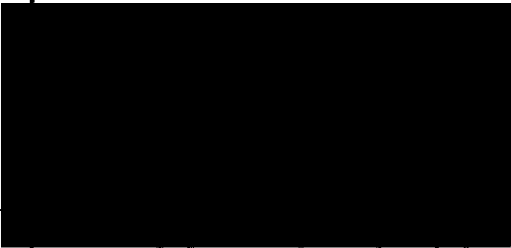
hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto agree to supplement the above Lease to give notice to proceed with tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

See Attached

subscribe their names as of the above date.



Managing Member

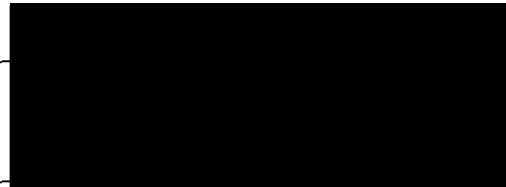
Title

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Printed Name

Witnessed in the presence of :

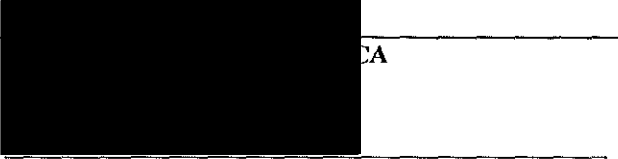
Signature



PATRICIA ENMONS

Printed Name

City, State, Zip



Thomas Bell

Contracting Officer
(Official Title)

Supplemental Lease Agreement #1
LTX16655
8876 Gulf Freeway
Houston, Texas 77017

1.) Upon full execution of this supplemental lease agreement the Lessor can consider this the official notice to proceed with preparation of space in accordance with the terms of lease GS-07B-16655 so that it will be ready for occupancy on or before 60 days from full execution and delivery of this supplemental lease agreement.

The Lessor must not perform any tenant improvements not approved in writing by the Contracting Officer. This includes any additional items which are not covered by this lease and for which an award has not specifically been made. The government shall not be liable for any expenses that are not approved in writing by the Contracting Officer.

The tenant build out will conform to the specifications of the Lease SFO 8TX2423 and Special Requirements. The build out shall conform to what is proposed in "Exhibit A" at a price not to exceed \$526,835.43.

2.) The government authorizes the Lessor to provide the following change order which is included in the lump sum amount:

Change Order #1 and Scope of Work, "Exhibit B", in the amount of \$1,200.00 is hereby attached to and made part of the lease.

3.) Architectural fees in the amount of \$23,375.00 are included in the lump sum payment amount as proposed in "Exhibit C".

4.) Tenant improvement costs of \$397,900.00 shall be amortized over the first five year firm term of the lease at an interest rate of 10%. The remaining tenant improvement costs of \$153,510.43 shall be paid by lump-sum payment.

5.) The Lessor and the Government agree that the lump-sum payment for tenant improvement overages shall be \$153,510.43. 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 PS0016964** 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 this invoice electronically, and 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:

Thomas Bell
U.S. General Services Administration
819 Taylor Street 7PEL; Room 5A18
Fort Worth, Texas 76102

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

Gov't Initials

Lessor Initials:

General Service Administration Public Building Services Supplemental Lease Agreement	Supplemental Lease Agreement 1	Lease Number: LTX16655
	ACT NUMBER	PEGASYS NUMBER: PS0016964

FINANCIAL INFORMATION

FUND 192X	Organization Code P07E4000	Budget Activity 80	Object Class 25	Function Code PGA51	Cost Element 516
Building Number TX1861zz	Project Number 8TX2423	RWA Number N0848314	Work Item	Amount \$153,510.43	

NAME AND ADDRESS OF LESSOR BRI 1818 Gulf, LP 1140 East Hallandale Beach Blvd. Hallandale Beach, FL 33009-4432	REMITTANCE ADDRESS BRI 1818 Gulf, LP 1140 East Hallandale Beach Blvd. Hallandale Beach, FL 33009-4432
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Taxpayer Identification Number TIN# [REDACTED] DUNS# 829786925	Payment Terms (Check One) <input checked="" type="checkbox"/> Net 30 Days <input type="checkbox"/> Discount <input type="checkbox"/> Yes/ <input type="checkbox"/> No Terms:	Invoice Mailed To (Check One) <input checked="" type="checkbox"/> Greater Southwest Finance Center P.O. Box 17181 Fort Worth, TX 76102
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Comments or Special Instructions:
Please make corrections to reduce the amount of \$174,969.98 to the corrected amount of \$153,510.43 against RWA#N0848314.

Person to Contact for Questions: Realty Technician: NIKI J Alban	Phone Number: 817-978-0216	Date: 3/29/10
Contracting Officer: Meredith Whitley	Phone Number: 817-978-0298	