

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 4	DATE <u>9/8/11</u>
	TO LEASE NO. GS-07B-16657	

ADDRESS OF PREMISES: 303 N. Oregon Street, El Paso, Texas 79901

THIS AGREEMENT, made and entered into this date by and between **Mills Subtenant, LLC.**

whose address is 123 W. Mills Ave. Suite 600
El Paso, Texas 79901-1577

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

WHEREAS, the parties hereto agree to supplement the above Lease.

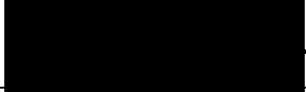
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on September 1, 2011 as follows:

- (1) to provide for a Notice to Proceed for the additional Tenant Improvements covered by change orders 1-6; and
- (2) authorize the payment of a one-time-lump sum of \$23,707.25 (change order #1 = \$4,297.49 + change order #2 = \$5,868.90 + change order #3 = \$4,098.72 + change order #4 = \$1,807.25 + change order #5 = \$1,738.49 + change order #6 = 5,896.40) to the Lessor for the tenant improvements covered by change orders 1-6 to be made on the space; and
- (3) All other terms and conditions are in full force and effect.

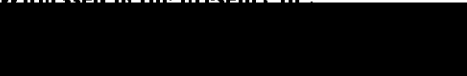
See Attached

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

Lessor: **Mills Subtenant, LLC.**

 _____ President _____
 Signature Title

Erant D. Harris
 Printed Name

Witnessed in the presence of:
 _____ 123 W. Mills Ave, Ste 600
 Signature (Address)

Sandra N. Mendez _____ El Paso, TX 79901
 Printed Name City, State, Zip

 _____
 Lease Contracting Officer
 (Official Title)

Supplemental Lease Agreement #4
LTX16657
303 N. Oregon Street
El Paso, Texas 79901

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 #1 as it relates to the relocation of the fan coil unit, C/R #2 as it relates to the revised door schedule, C/R #3 as it relates to the added washers to the expanded metal, C/R #4 as it relates to the relocation of a window and three wires boxes from interview room 4-48, C/R #5 as it relates to the additional wire mesh to rooms 4-64 and 4-65, and C/R #6 as it relates to the additional electrical, data, and telephone work, all of which are depicted in Exhibit "A".

2.) It is mutually agreed to between the parties that a lump-sum-payment of \$23,707.25 (change order #1 = \$4,297.49 + change order #2 = \$5,868.90 + change order #3 = \$4,098.72 + change order #4 = \$1,807.25 + change order #5 = \$1,738.49 + change order #6 = 5,896.40) shall be paid to the Lessor after the substantial completion of the tenant improvements as depicted on the attached Exhibit "A". The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$840,137.51 to \$863,844.76. 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 covered by change orders 1-6 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 PS0020278 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
832-397-8478

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

Gov't Initials

PSG

Lessor Initials:

AA