

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO. 2</b>	DATE <i>June 21, 2011</i>
	TO LEASE NO. GS-07B-16689	

ADDRESS OF PREMISES  
 Chrysalis Drive  
 Dallas, TX 75237

THIS AGREEMENT made and entered into this date by and between **ABEC GROUP, INC.**

whose address is 2904 OWENWOOD DR  
 FORT WORTH, TEXAS 76109-1613

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 upon execution by both parties, as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 1 is to modify the lease to order tenant improvements above the amount amortized into the lease. The additional costs will be paid for lump sum.

Paragraph 9 of Lease GS-07B-16689 is hereby deleted in its entirety and replaced with the following:

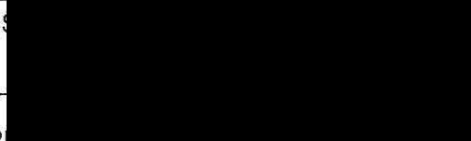
This serves as the Government's Notice to Proceed with the Tenant Improvements, in an amount not to exceed \$609,971.00. Tenant improvements in the amount of \$575,059.00 shall be amortized through the rent for 10 years at a rate of 8.50%. The Government hereby orders the balance of \$34,912.00 to be paid lump sum upon completion of the space and acceptance by the Government.

Upon completion, inspection and acceptance of space, the Government shall reimburse the lessor via a lump sum payment in the amount of \$34,912.00 upon receipt of an original invoice from the Lessor.

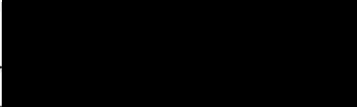
The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration  
 FTS and PBS Payment Division (7BCP)  
 P.O. Box 17181  
 Fort Worth, TX 76102-0181

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

LESSOR  
 BY  \_\_\_\_\_  
 IN PRESENCE OF \_\_\_\_\_ *President* \_\_\_\_\_  
 (Title)

 \_\_\_\_\_  
 (Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA  
 BY  \_\_\_\_\_  
 CONTRACTING OFFICER  
 GENERAL SERVICES ADMINISTRATION  
 819 TAYLOR ST., FT. WORTH, TX 76102  
 (Official Title)

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

General Services Administration  
Attn: Kelly Hantz  
819 Taylor St.  
Rm. 5A18  
Fort Worth, TX 76102

A proper invoice shall include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and description, price and quantity of the items delivered
- GSA PDN # PS0020539

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