

N0108902

GENERAL SERVICES
ADMINISTRATION

SUPPLEMENTAL
AGREEMENT NO. 3

DATE 9-22-11

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO: GS-07B-16689

ADDRESS OF PREMISES: 2475 Cliff Creek Crossing Drive
Dallas, TX 75237

THIS AGREEMENT, made and entered into this date by and between ABEC Group, Inc.

Whose address is: 2904 Owenwood Drive
Fort Worth, TX 76109-1613

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

The purpose of this Supplemental Lease Agreement (SLA) is to incorporate Change Order No. 1 into the Lease.

The Government issued to the Lessor a Notice to Proceed with construction of Tenant Improvements on June 14, 2011 in the amount of \$609,971.00. This Supplemental Lease Agreement shall serve as a Notice to Proceed for Change Order No. 1, to include the following:

- A. Delete the monument sign (Drawing A101).
- B. Add a water line to the coffee maker in the lounge (Room 118 on Drawings A201 and P102).
- C. Modify the following electrical items: furnish and install amphenol patch panel cable and other hardwiring required to tie in patch panel. Addition of one plug for the coffee maker.

The Government shall reimburse the Lessor via a lump sum payment in an amount not to exceed \$2,939.11 upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Government. The accounting is as follows:

Original Notice to Proceed	\$ 609,971.00
Change Order #1	\$ 2,939.11
Total TI Amount	\$ 612,910.11
Reimbursable TIA	\$(575,059.00)
New RWA Lump Sum	\$ 37,851.00 KH

The itemization of work is attached hereto as Exhibit A.

Continued on Sheet 2, attached hereto and made a part of the Lease.

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

LESSOR

BY

[Redacted Signature]

(Signature)

President

(Title)

[Redacted Signature]

(Signature)

Project Manager

(Title)

UNITED STATES OF AMERICA

[Redacted Signature]

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST

Contracting Officer

Sheet 2 of Supplemental Lease Agreement No. 3 to Lease GS-07B-16689

The original invoice must be submitted directly to the GSA Finance Office electronically on the Finance Website at www.finance.gsa.gov and a copy provided to the Contracting Officer's designee. If you are unable to process the invoice electronically, you may mail the original invoice to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76105-0181

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

Kelly Hantz
US General Services Administration
819 Taylor St., Room 5A18
Fort Worth, TX 76102

A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease Contract Number and Building address
- Description, price, and quantity of items delivered
- GSA PDN # PS0020539

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign the invoice. The Lessor is responsible for maintenance and repair of the alterations. All alterations shall remain property of the Lessor. Lessor hereby waives all rights to restoration pertaining to these alterations.

All other terms and conditions will remain in full force and effect.

Government Initials KH

Lessor Initials B