

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT NO. 4	DATE <u>10-20-11</u>
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 specify the building address, establish the lease commencement date, accept the tenant improvements, and reflect the final Tenant Improvement cost of \$612,910.11.

Paragraph 1 of the Lease is hereby deleted in its entirety and replaced with the following:

"A total of 17,256 rentable square feet (RSF) of office and related space, which yields 15,890 ANSI/BOMA Office Area square feet (USF) of space at 2475 Cliff Creek Crossing Drive, Dallas, TX 75237 to be used for such purposes as determined by the General services Administration. Included in the rent at no additional cost to the Government are fifty-six (56) surface parking spaces and forty nine (49) secured parking spaces for exclusive use of Government employees and patrons."

Paragraph 2 of the Lease is hereby deleted in its entirety and replaced with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 5, 2011 and continuing through October 4, 2024, subject to termination and renewal rights as may be hereinafter set forth."


Paragraph 4 of the Lease is hereby deleted in its entirety and replaced with the following:

"The Government may terminate this lease in whole or in part at any time on or after October 4, 2021 by giving at least 60 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."


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.

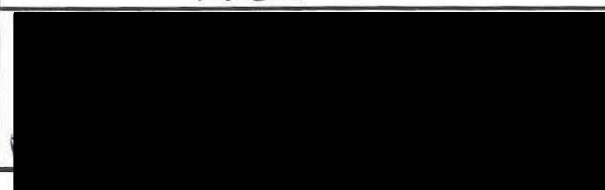
LESSOR

BY  _____

President
(Title)

IN PRESENCE OF  _____

 _____



CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST

Contracting Officer

Sheet 2 of Supplemental Lease Agreement No. 4 to Lease GS-07B-16689

Paragraph 9 of the Lease is hereby deleted in its entirety and replaced with the following:

"The total cost of Tenant Improvements equals \$612,910.11.. In accordance with the SFO paragraph entitled *Tenant Improvement Rental* Adjustment, Tenant Improvements in the amount of \$575,059.00 (15,890 USF x 36.189999) shall be amortized through the rent for 10 years at the rate of 8.50%. The total annual cost of Tenant Improvements for the amortization period shall be \$85,558.90. The Government shall reimburse the Lessor for the balance of the Tenant Improvements, equaling \$37,851.11, via lump sum payment, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Government."

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



Lessor Initials

