

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-07B-16694	DATE 3/9/12	PAGE 1 of 1
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ADDRESS OF PREMISES  
Beaumont Tower, 2615 Calder Ave., Beaumont, TX 77702-1986

**THIS AGREEMENT**, made and entered into this date by and between BEAUMONT TOWER VENTURE

whose address is 2615 CALDER AVE., SUITE 1000  
BEAUMONT, TX 77702-1986

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

**WHEREAS**, the parties hereto desire to amend the above Lease to document the annual rent and its components.

**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:

1.) "Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. For Years 1-10 the Government shall pay the Lessor annual rent of \$418,643.03 at the rate of \$34,886.92 per month in arrears, which includes annual Operating costs of \$85,369.46 with annual CPI adjustments, annual amortized Tenant Improvements (TI) of \$73,156.35, and annual amortized Building Specific Amortized Capital (BSAC) of \$3,624.98.

For Years 11 through 15, the Government shall pay Lessor total annual rent of \$341,796.65 at the rate of \$28,483.05 per month in arrears, which includes annual Operating costs of \$85,369.46 with annual CPI adjustments.

Rent shall be paid monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be made payable to:

Beaumont Tower Venture  
2615 Calder Avenue, Suite 1000  
Beaumont, TX 77702"

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

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**

SIG	[Redacted Signature]	NAME OF SIGNER [Redacted Signature]
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**IN PRESENCE OF**

SIG	[Redacted Signature]	NAME OF SIGNER Ashley Simen
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**UNITED STATES OF AMERICA**

[Redacted Signature]	NAME OF SIGNER Daphne E. Hadley
[Redacted Signature]	OFFICIAL TITLE OF SIGNER Contracting Officer