



SUPPLEMENTAL LEASE AGREEMENT
Number 4

Lease Number: GS-07B-16730 **Date:** 5/10/11

Building Address: 15109 Heathrow Forest, Houston, TX 77032

THIS AGREEMENT, made and entered into this date by and between **15109 HEATHROW FOREST, LLC** whose address is 2537 S. Gessner Road, Suite 220, Houston, TX 77063-2027

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 to establish beneficial occupancy:

Paragraphs 2, 3, 4 and 9 are deleted in its entirety and the following substituted therefore:

- 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term effective April 14, 2011 through April 13, 2021 subject to termination rights as may be hereinafter set forth.
- 3. The Government shall pay the Lessor annual rent of \$587,008.36 at the rate of \$48,917.36 per month in arrears for years 1 – 7, which consists of annual operating costs of \$125,145.39 at the rate of \$10,428.78 per month and annual amortized tenant improvements of \$86,405.97 at the rate of \$7,200.50 per month.

For years 8 – 10, the Government shall pay the Lessor annual rent of \$612,930.15 at the rate of \$51,077.51 per month in arrears, which consists of annual operating costs of \$125,145.39 at the rate of \$10,428.78 per month. This amount does not include the cumulative annual CPI adjustments paid under this lease.

Rent for a lesser period shall be prorated. Rent shall be made payable to:

15109 HEATHROW FOREST, LLC
2537 S GESSNER RD, STE 220
HOUSTON, TX 77063-2027

IN WITNESS WHEREOF, the undersigned have hereunto set their names as of the above date.

Lessor, 1

By _____
(Signature)

manager general partner
(Title)

In Presence of

mail 2537 S Gessner Rd # 220 Hou TX 77063

United States Of America - General Services Administration, Public Buildings Service.

Contracting Officer
(Official Title)



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4. Government may terminate this lease in whole or in part at any time on or after April 14, 2018 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.

9. In accordance with the SFO paragraph entitled *Tenant Improvements Included In Offer*, Tenant Improvements in the total amount of \$604,841.77 (19,163 USF x \$31.5630) shall be amortized through the rent for 7 years at the rate of 0.00%. The total annual cost of Tenant Improvements for the amortization period shall be \$86,405.97.

Initials: &
 Lessor Govt