

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

May 3, 2010

LEASE NO. GS-07B-16733

THIS LEASE, made and entered into this date by and between 12650 North Featherwood, Ltd.

whose address is 10120 Northwest Freeway, Suite 250  
Houston, TX 77092

and whose interest in the property hereinafter described is that of Owner

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

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

6,712 rentable square feet (6,000 ANSI/BOMA Office Area square feet) of fully serviced space located on the second (2<sup>nd</sup>) floor of the building bearing the municipal address of 12650 North Featherwood Drive, Houston, Texas 77034, along with thirty-eight (38) on-site surface parking spaces and being more particularly described in Exhibit A, Parking Plan.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning upon completion of improvements and the acceptance by the Government, and continuing for a term through ten (10) years, subject to termination rights as may be hereinafter stated.

3. The Government shall pay the Lessor rent as follows:

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
Years 1-5	\$15,275.33	\$183,304.00
Years 6-10	\$13,535.87	\$162,430.40

Rent shall be paid monthly in arrears. Rent for a lesser period shall be prorated.

4. The Government may terminate this lease at any time after the fifth (5<sup>th</sup>) year by giving at least sixty (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.

5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals:~~

~~provided notice be given in writing to the Lessor at least \_\_\_\_\_ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

DELETED WITHOUT SUBSTITUTION

INITIALS

GOV'T	LESSOR
K/H	JEW

6. The Lessor shall furnish to the Government, as part of the rental consideration the following:
- A. Facilities, all services, utilities, maintenance, and tenant improvements in accordance with solicitation for offers 4TX0589.
  - B. Full life/fire safety and handicapped accessibility as specified in solicitation for offers 4TX0589.

7. The following are attached and made a part hereof:
- Sheet 3 - 5 containing paragraphs 9 - 26 to Lease GS-07B-16733 (3 pages).
  - Solicitation For Offers 4TX0589 (55 pages).
  - General Clauses GSA Form 3517 (Rev. 11/05) (2 pages).
  - Representations and Certifications, GSA Form 3518 (Rev. 1/07) (7 pages).
  - Parking Plan, Exhibit A (1 page).
  - Floor Plans, (4 pages).
  - Legal Description (2 pages).
  - Section 29 of form 1364 - Additional Remarks or Conditions With Respect to This Offer (2 pages).

8. The following changes were made in this lease prior to its execution:

Paragraph 5 was deleted in its entirety without substitution

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

LESSOR 12650 North Featherwood, Ltd.

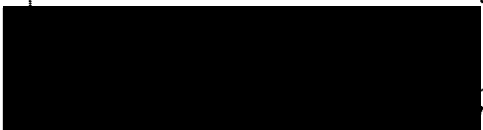
By: Donald E. Dennis, Jr. Inc., a Texas corporation, its General Partner

BY



Donald E. Dennis, Jr., President of the General Partner

(Signature)



G. PATTERSON

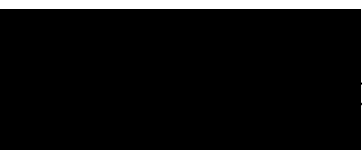
10120 NW Frwy, #250, Houston, Tx 77092

(Address)

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION  
 Contracting Officer  
 General Services Administration  
 819 Taylor Street,  
 Fort Worth, Texas 76102

BY



(Official title)