

**Supplemental Lease Agreement
Number 3**

Lease Number: GS-07B-16733 **Date:** November 23, 2010

12650 North Featherwood Drive
Houston, TX 77034

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

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

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 delete paragraph 1, 3, 11, 12, 13 and 14 in their entirety and replace with new paragraphs;

WHEREAS, the parties hereto desire to amend the above Lease to replace forms 1217 and 1364 with the revised forms attached to this SLA3 as exhibits A-1 and A-2

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 23, 2010 as follows:

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

7,007 rentable square feet (6,263 ANSI/BOMA Office Area square feet) of fully serviced space located on the second (2nd) 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.

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

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

Lessor, 12650 North Featherwood, Ltd.

[Redacted Signature]

PRESIDENT OF THE GENERAL PARTNER
(Title)

In Presence of

[Redacted Signature]

(Signature)

10120 NORTHWEST FREEWAY, STE. 250
HOUSTON, TX 77092
(Address)

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

[Redacted Signature]

Isy Contracting Officer
(Official Title)



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

TERM	MONTHLY RENT	ANNUAL RENT
Years 1-5	\$15,945.67	\$191,348.00
Years 6-10	\$14,128.28	\$169,539.41

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

- 11. In accordance with SFO paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.1188 (7,007 RSF divided by 6,263 USF).
- 12. In accordance with SFO paragraph 4.2, *Tax Adjustment*, The lease is subject to real estate tax reimbursement. In accordance with terms of Paragraph 3.4, the percentage of occupancy is 12.03% (government leased space of 7,007 square feet divided by total building 58,242 square feet). The base year tax statement will be submitted within 60 days after payment to establish the base year taxes. If the tax statement is for multiple parcels or buildings, the value of each property shall be defined. The tax base year is hereby established as 2010.
- 13. In accordance with SFO paragraph 4.3, *Operating Costs*, the lease is subject to operating cost escalation. For operating cost adjustment, the operating costs are established at \$4.87 per rentable square foot. The base cost of services is established at \$34,107 based on \$4.87 for 7,007 rentable square feet.
- 14. In the event the actual amount of space exceeds 6,263 usable square feet, there will be no additional cost to the Government.

Initials: KH & [Signature]
Government Lessor