

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO 5

DATE
2/23/12

TO LEASE NO.
GS-07B-16810

ADDRESS OF PREMISES: 3000 Briarcrest Drive
Bryan, TX 77802

THIS AGREEMENT, made and entered into this date by and between Kensington Management, LLC,

whose address is 3000 Briarcrest Drive
Suite 206
Bryan, TX 77802-3054

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

WHEREAS, the parties hereto agree to supplement the above Lease.

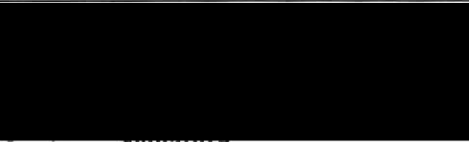
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the execution of both parties, as follows:

- 1.) To provide for Change Orders increasing the Tenant Improvements to be constructed; and
- 2.) To provide for the payment of the Tenant Improvements.

See Attached

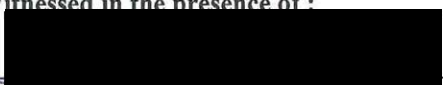
All other terms and conditions are in full force and effect.


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

BY: 
Signature

Agent and Attorney
Title

J. Fred Baylis
Printed Name

Witnessed in the presence of:

Signature


City, State, Zip

Phillips
Printed Name

UN 
Signature

General Services Administration
819 Taylor St.
Fort Worth, TX 76102
Contracting Officer
(Official Title)

**Supplemental Lease Agreement #5
GS-07B-16810**

1. The Lessor shall provide all of the materials, labor, and services required to provide and install the tenant improvement alterations as described below, by and according to the Change Order Proposals created by Keys & Walsh Construction, 12633 State Highway 30, College Station, Tx 77845. The Change Orders consists of the following:

<u>Change Order No.</u>	<u>Description</u>	<u>Price</u>
Change Order No. 1	Voided Change Order	void
Change Order No. 2	Voided Change Order	void
Change Order No. 4	Voided Change Order	void
Change Order No. 10	Generator Credit	\$(12,000.00)
Change Order No. 12	Voided Change Order	void
Change Order No. 13	Electrical Generator	\$(28,000.00)
	Total	\$ 40,000.00

The parties further agree that the following Proposal and Scope of Work documentation is incorporated into this lease agreement :

Change Order No. 10, from Keys & Walsh Construction, dated 11-10-11 (1 page); and
Change Order No. 13, from Kensington Management, LLC, dated 12-30-11 (7 pages).

2. The Government shall pay the Lessor for the cost of these Tenant Improvements as follows:

Upon completion, inspection, and acceptance of all Phases, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$40,000.00, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0021144** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

The total tenant improvement costs includes all Lessor fees for general and administrative costs, overhead and profit and any and all costs associated with the completion of the tenant improvements and acceptance by the Government.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

General Services Administration
ATTN: **Thomas Sisson**
819 Taylor Street Room 5A18
Fort Worth, TX 76102

This Supplemental Lease Agreement No. 4 consists of ten (10) pages.

(END)

Lessor Initials:  Gov't Initials AC