

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO 1</b>	DATE
	TO LEASE NO. <b>GS-07B-16863</b>	

ADDRESS OF PREMISES: Compass Bank Building, 10711 Burnet Road, 2<sup>nd</sup> Floor, Austin, TX 78758-4465

THIS AGREEMENT, made and entered into this date by and between **Burnet & Brockton Joint Venture, LP**

whose address is 10711 Burnet Road, Suite 330  
Austin, TX 78758-4465

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 on May 23, 2012 as follows:

- 1) To provide for a Notice to Proceed for change order (C/R) #1 and provide for an anticipated date of completion; and
- 2) to change the total cost of the Tenant Improvements; and
- 3) to provide for the payment of the total Tenant Improvement Cost; and



ct. See Attached  
names as of the above date.

*President, Hartman + Assoc, Inc.*  
*General Partner of Burnet + Brockton*  
Title *Joint Venture, LP*

Douglas M. Hartman  
Printed Name



Brian Conroy  
Printed Name



City, State, Zip

UNITED STATES OF AMERICA

Garhett Gordon

Lease Contracting Officer  
(Official Title)

Supplemental Lease Agreement #1

**GS-07B-16863**

Compass Bank Building  
10711 Burnet Road, 2<sup>nd</sup> Floor  
Austin, TX 78758-4465

1.) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Alterations required in change order C/R #1 as it relates to a new entry door and bollards for parking; all of which are depicted in Exhibit "A." The total cost of the C/R #1 is [REDACTED]. The anticipated date of completion of all the tenant improvements is June 15, 2012.

2.) The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from [REDACTED] to **\$128,725.85** [REDACTED] + [REDACTED] = **\$128,725.85**. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements covered by change order #1 by the anticipated date of completion.

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent SLA.

3.) The Government shall pay for the total Tenant Improvement Cost by amortizing **\$128,725.85** over five years at an interest rate of 6.00%.

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials \_\_\_\_\_

Lessor Initials: \_\_\_\_\_

