

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-07B-16903
ADDRESS OF PREMISES Fountainhead Tower 8200 W Interstate 10 San Antonio, TX 78230-3877	PDN Number: N/A

THIS AMENDMENT is made and entered into between **EOS ACQUISITION I LLC**

whose address is: 8200 W Interstate 10
Suite 101
San Antonio, TX 78230-3877

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

- 1) To approve requested change orders; and
- 2) To provide a Notice to Proceed with change order work; and
- 3) Address Tenant Improvement costs; and
- 4) All other terms and conditions of this lease shall remain in full force and effect.

1.) The following changes are made in accordance with the changes clause of the General Clauses of the lease, section 552.270-14(2), Works and Services:

1. Change Order #1 ([REDACTED]) – Provide Cat6 cabling in lieu of Cat5e as shown on the plans.
2. Change Order #2 ([REDACTED]) – Provide 9' projection screen in lieu of 7' screen shown on the plans.
3. Change Order #3 ([REDACTED]) – Install Connectrac in Lieu of Core

The changes described above and in the attached Exhibit A pursuant to this Lease Amendment (LA) shall be maintained by the Lessor during the term of this lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes.

This Lease Amendment contains 2 pages.

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 below date.

FOR THE LESSOR

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Senior Vice President
Entity Name: EOS Acquisition I LLC
Date: 2/27/14

Signature: [REDACTED]
Name: [REDACTED]
Title: GSA, Public Buildings Service
Date: 4/10/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Kelley Ralston
Title: Vice President
Date: 2/27/14

2.) Upon full execution and delivery of this Lease Amendment (LA) the Lessor can consider this as a Notice to Proceed with the above change orders #1, #2 and #3. The anticipated date of completion and acceptance by the Government is on or before February 10, 2014.

3.) The Lessor and the Government have agreed that the approved cost of the approved change orders is \$4,147.14. The total cost of the Tenant Improvements is changed to \$141,609.01 (LA1: \$137,434.87 + LA 2: \$2,344.15 + LA 3: \$1,829.99 = \$141,609.01). 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 change orders by the anticipated date of completion. Upon completion, inspection and acceptance of the space, the Government shall pay for the total Tenant Improvement Cost by amortizing \$138,250.15 over the first five years of the term at an interest rate of 8.0%. The Lessor and the Government agree that a lump-sum payment for a portion of the total Tenant Improvement cost shall be made in the amount of \$3,358.86 upon completion and acceptance of the Tenant Improvements. A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent.

The Lessor agrees that the invoice shall be printed on the same letterhead as the party named on this lease, shall include the lease number, building address, and a price and quantity of the items delivered. **It shall reference the number PS0028341** 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.

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

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

General Services Administration
Attn: Meredith Whitley
819 Taylor Street, Rm 11A00-114
Fort Worth, TX 76102

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

INITIALS:


LESSOR

&


GOV'T