

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	Lease Amendment No. 7	DATE (signed by GSA) 9/6/12
	TO LEASE NO. GS- 07B-16944	

ADDRESS OF PREMISES: Empire Central Building
7701 N Stemmons Freeway
Dallas, TX 75247-4232

THIS AGREEMENT made and entered into this date by and between: Elman Stemmons Associates, LP
whose address is: 100 N Centre Avenue, Suite 502
Rockville Centre, NY 11570-6303

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government;
WHEREAS, the parties hereto desire to amend the above Lease.

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

1. The Lessor shall provide alterations in consideration of a one-time lump sum payment not to exceed the Lessor's Provided Cost Proposal of \$556,928.44 dated August 28, 2012, as shown in Exhibit B (Pages 1-26) attached hereto and made a part hereof.

The Lessor agrees to renovate the 6th floor in accordance with Exhibit A (21 pages), attached hereto and made a part hereof, and with the following three documents (1) HDR Construction Project Manual, dated July 30, 2012 (23 pages), (2) [REDACTED] - Network Infrastructure Design, Install, Termination & Testing, dated August 1, 2012 (8 pages), and (3) [REDACTED] - Structured Cable Plant Standard, April 20, 2011 (55 pages), the three documents in possession of the lessor and incorporated herein by reference.

2. Lessor will maintain all alterations. *Lessor hereby waives all rights to restoration pertaining to these alterations.*
3. An executed copy of this Lease Amendment serves as the Notice to Proceed and is effective on the date of completion of the preconstruction meeting. All work will be completed within two months of Notice to Proceed. Work will be coordinated with Wayne Hughes at 214-767-8165, or email at wayne.hughes@gsa.gov.
4. Change orders must be approved by the Contracting Officer.
5. Payment will be made upon completion of the work by the Lessor and acceptance by the Government.
6. In order to receive payment, the Lessor should create and include a unique invoice number on the invoice submitted for payment. The invoice should have the Lessor's name and lease number cited exactly how it is stated on the lease contract. The invoice should include the PDN number PS0023787. Lessor should submit invoices electronically on the GSA Finance Website at www.finance.gsa.gov (instructions for submitting invoices are found on the website)

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 [REDACTED] s, LP BY [REDACTED]	Witnessed in the Presence of: [REDACTED] <i>(Printed Name) Valerie J. Ross</i> 100 N Centre Avenue, Suite 502 Rockville Centre, NY 11570-6303
UNITED STATES OF AMERICA BY [REDACTED] <i>(Signature)</i>	Dee Graham, Contracting Officer General Services Administration 819 Taylor Street, Room 5A18 Fort Worth, TX 75242-1043 <i>(Official Title)</i>