

<p align="center"><b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE</p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT <b>NO 1</b></p> <p>TO LEASE NO. <b>GS-07B-16947</b></p>	<p>DATE <u>3/6/12</u></p>
<p><b>ADDRESS OF PREMISES</b> 8600 Freeport, 3rd Floor, Suite 330, Irving, TX 75063</p>		
<p>THIS AGREEMENT, made and entered into this date by and between EDITH ARC, LLC, whose address is 16901 N Dallas Parkway, Suite 126, Addison, TX 75001</p>		
<p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;</p>		
<p>WHEREAS, the parties hereto agree to supplement the above Lease.</p>		
<ol style="list-style-type: none"> <li>1.) Change the lease term; and</li> <li>2.) Establish the Commencement Date of the lease rental payments ; and</li> <li>3.) Establish the annual rental amounts; and</li> <li>4.) Adjust the commission and commission credit; and</li> <li>5.) Establish the Government's percentage of occupancy; and</li> <li>6.) Establish timeframe for carpet and paint; and</li> <li>7.) All other terms and conditions are in full force and effect.</li> </ol>		
<p align="center">See Attached</p>		
<p>Describe their names as of the above date.</p>		
<p>[Redacted]</p>	<p align="center"><u>Member</u> Title</p>	
<p><u>Anthony Cimini</u> Printed Name</p>		
<p>[Redacted]</p>	<p align="center"><u>16901 N Dallas Pkwy #126</u> (Address)</p>	
<p><u>Amy Ballenger</u> Printed Name</p>	<p align="center"><u>Addison, TX 75001</u> City, State, Zip</p>	
<p>UNITED STATES OF AMERICA  Garhett Gord</p>	<p>General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer (Official Title)</p>	

Supplemental Lease Agreement No. 1  
 GS-07B-16947  
 8600 Freeport, 3rd Floor, Suite 330  
 Irving, TX 75063

1.) "The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A, Simplified Lease Proposal, attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B ("the Premises"), together with the right to the use of the parking spaces and other areas described in said Section II of said Exhibit A, to have and to hold for a term of

**10 YEARS, 5 YEARS FIRM**

commencing on the date of acceptance of the Premises (as such date shall be established in accordance with Section 3 herein), subject to the terms and conditions set forth below."

2.) TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning on February 29, 2012 through February 28, 2022, subject to renewal and termination rights described herein.

3.)

SECTION II - SPACE OFFERED AND RATES									
FLOOR LOCATION	SUITE NO.	ANSI/BOMA SQ FT	TYPE OF SPACE	FLOOR LOCATION	SUITE NO.	ANSI/BOMA SQ FT	TYPE OF SPACE		
3 <sup>rd</sup> Floor	330	1,590	Office	-	-	-	-		
TYPE OF SPACE	ANSI/BOMA AREA (SQ FT)	COMMON AREA FACTOR	RENTABLE SQ FT (RSF)	FIRM TERM		NON-FIRM TERM		OPTION TERM	
				RENTAL RATE PER RSF/YR	ANNUAL RENT	RENTAL RATE (PER RSF/YR)	ANNUAL RENT	RENTAL RATE (PER RSF/YR)	ANNUAL RENT
A	B	C	D	E	F	G	H	I	
OFFICE	1,590	1.1503145	1,829	\$15.50	\$28,349.50	\$15.50	\$28,349.50	-	-
OTHER	-	-	-	-	-	-	-	-	-
TOTAL	1,590		1,829		\$28,349.50		\$28,349.50		-
COMPOSITE ABOVE PER SQ FT RATES				12E + 12A = 13A	\$17.82	12G + 12A = 13B	\$17.82	12I + 12A = 13C	-
RATE ADJUSTMENT FOR VACANT SPACE: \$00.00/RENTABLE SF									
HOURLY RATE FOR OVERTIME HVAC:									
Zone \$ _____ Floor \$ _____ Entire space \$40.00/hour				Rate for 24/7 LAN \$00.00/10/yr The cost for overtime or 24/7 HVAC must be paid separately from the rent. Do not include these costs in the rent offered rental rate or base operating expenses.					
NUMBER OF PARKING SPACES OFFERED TO GOVERNMENT:					A. STRUCTURE: 2		C. SURFACE: 0		
CHARGE FOR SPACES OFFERED TO GOVERNMENT (IF NOT IN RENT):					B. STRUCTURE: \$00.00/MO		D. SURFACE: \$00.00/MO		
RIGHT TO USE OF ROOFTOP AREA FOR ANTENNAS AND ASSOCIATED RIGHTS IN BUILDING							<input checked="" type="checkbox"/> INCLUDED		<input type="checkbox"/> NOT INCLUDED

From February 29, 2012 through February 28, 2022 the total annual rental shall be \$28,249.50 at the rate of \$2,354.13 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$17,494.98 and annual Operating Costs of \$10,754.52. There are no Tenant Improvement costs associated with the rental.

4.) "Commission & Commission Credit:

Broker Commission and Commission Credit, Jones Lang LaSalle Americas, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease ("Commission"). The total amount of the Commission is [redacted] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Due to the Commission Credit described in R101A, Paragraph 1.08, only [redacted], or [redacted] of the Commission, will be payable to Jones Lang LaSalle Americas, Inc. The remaining [redacted] or [redacted] which is the "Commission Credit", shall be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time period practicable.

Gov't Initials:   
 Lessor Initials: 

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Notwithstanding Paragraphs 2.01 & 3.04 of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Full Month's Rental Payment \$2,362.46 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Full Month's Rent

Second Full Month's Rental Payment \$2,362.46 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Full Month's Rent

Third Full Month's Rental Payment \$2,362.46 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Full Month's Rent"

- 5.) The Government's percentage of occupancy is 3.01864% [1829 / 60,590 X 100].
- 6.) Lessor shall complete carpet and paint per the Lease within 30 working days from Lease Award.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials                       
Lessor Initials: