

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO .3	DATE 6/11/13				
		TO LEASE NO. GS-07B-16970				
ADDRESS OF PREMISES 9990 Richmond Avenue Houston, TX 77042-4559						
THIS AGREEMENT, made and entered into this date by and between KATMOR REALTY TEN, LTD. , a Texas limited partnership (Former Lessor) and RICHMOND OFFICE PARTNERS, LLC , a Texas limited liability company (Lessor)						
whose address is 1800 Augusta Drive, 4 th Floor Houston, TX 77057						
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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 19, 2012, as follows:						
<ol style="list-style-type: none"> 1. RICHMOND OFFICE PARTNERS, LLC, a Texas limited liability company, Lessor, hereby assumes all the incomplete obligations of Lease GS-07B-16970, as amended and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after November 19, 2012. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-16970 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease. 2. The Government agrees to accept the furnishings of the aforesaid premises in accordance with the terms, provisions and conditions of said lease, as amended, reserving, however, all the Government's rights against Lessor and Former Lessor. 3. RICHMOND OFFICE PARTNERS, LLC, a Texas limited liability company, Lessor, waives all rights to payments under subject lease as against the Government arising prior to . November 19, 2012. 4. KATMOR REALTY TEN, LTD., a Texas limited partnership, Former Lessor, confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with this lease after November 19, 2012. 5. The Lessor also agrees to be added to ACH Vendor Enrollment per Debt Collection Improvement Act, which became effective July 27, 1996. 6. Notwithstanding the foregoing, all payments heretofore made by the Government to the Former Lessor and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken. The actual change of ownership took place on November 19, 2012 and the rent payments from that date to the current date were paid to former lessor and both lessor and former lessor waive rental claims stemming from those payments. 7. RICHMOND OFFICE PARTNERS, LLC, a Texas limited liability company (Lessor) agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to RICHMOND OFFICE PARTNERS, LLC, a Texas limited liability company. 						
<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td colspan="2" style="font-size: x-small; text-align: center;">INITIAL</td> </tr> <tr> <td style="font-size: x-small; text-align: center;">GOVT <i>MA</i></td> <td style="font-size: x-small; text-align: center;">LESSOR <i>RM</i></td> </tr> </table>			INITIAL		GOVT <i>MA</i>	LESSOR <i>RM</i>
INITIAL						
GOVT <i>MA</i>	LESSOR <i>RM</i>					

**TO BE MADE PART OF LEASE AGREEMENT NO.
LEASE NO. GS-07B-16970**

PAGE 2

8. The new owner of GS-07B-16970 is required to complete the GSA Form 3518 enclosed and return it with the Lease Agreement which will be made part of the lease.

9. PAYEE ADDRESS: RICHMOND OFFICE PARTNERS, LLC
1800 Augusta Drive, 4th Floor
Houston, TX 77057

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: RICHMOND OFFICE PARTNERS, LLC,
a Texas limited liability company

[Redacted Signature]

Manager
(Title)

Lessor's Tax ID No. [Redacted]

Dun & Brad Street Number 078723531

IN PRESENCE OF

[Redacted Signature]

Leasing Representative
(Title)

For [Redacted] EN, LTD.,
Partnership

BY

[Redacted Signature]

General Partner
(Title)

[Redacted Signature]

Leasing Representative
(Title)

UNITED STATES OF AMERICA

[Redacted Signature]

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

(Signature)

(Official Title)