

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-07B-16993 (LTX16993)	DATE 6/25/12	PAGE 1 of 2 plus Exhibit A
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ADDRESS OF PREMISES
Cedar Bend Professional Center, at 12309 N. Mopac Expressway, Austin, TX 78758-2403

THIS AGREEMENT, made and entered into this date by and between 12301 N. Mopac, LTD

whose address is 4330 Gaines Ranch Loop, Ste. 100
AUSTIN, TX 78735-6734

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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

- 1.) To provide the Scope of Work; and
- 2.) To provide a Notice to Proceed; and
- 3.) To provide for the payment of the Tenant Improvements; and
- 4.) All other terms and conditions are in full force and effect.

Continued on Page 2

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

[Redacted]	LESSOR
[Redacted]	NAME OF SIGNER <i>Steven A. Younkman</i>

*4330 Gaines Ranch Loop, Suite 100
Austin, TX 78735*

[Redacted]	IN PRESENCE OF	NAME OF SIGNER
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4330 Gaines Ranch Loop Ste. 100 Austin, TX 78735

[Redacted]	UNITED STATES OF AMERICA	NAME OF SIGNER <i>Kristine Danielson</i>
[Redacted]		OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>



1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements under Change Order – Electrical Changes dated May 31, 2012 and Change Order – Key Phobs & Associated Equipment to activate ADA Opener Doors dated May 30, 2012. The costs associated with these change orders are depicted in the Change Order – Electrical Changes, and Change Order – Key Phobs and Associated Equipment to activate ADA Opener Doors documents, attached as Exhibit A, in the amount of [REDACTED]

2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Scope of Work of the Electrical Changes and Key Phobs & Associated Equipment to activate ADA Door Openers. The anticipated date of completion and acceptance by the Government is on or before July 23, 2012.

3.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$1,627,682.84, as stated in SLA #4, to \$1,650,035.79 [\$1,627,682.84 (SLA 4) + [REDACTED] (Electrical Changes) + [REDACTED] (Key Phobs and Door Openers)] 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 by the anticipated date of completion.

The total cost of the Tenant Improvements is \$1,650,035.79. Of the \$1,650,035.79, only \$1,218,675.84 has been amortized into the rent at 6.0% for 120 months. The Government hereby orders the balance of \$431,359.95 (\$409,007.00 (SLA 4) + [REDACTED] (Electrical Changes, Key Phobs and Door Openers)).

Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$431,359.95, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: GSA CONTRACTING OFFICER – KRISTINE DANIELSON
200 NW 4th Street
Room 4050
Oklahoma City, OK 73102

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0022565

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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

Gov't Initials *Ad*

Lessor Initials: *[Signature]*