

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07B-17007
<b>ADDRESS OF PREMISES</b> Las Canteras Business Park, Phase II Building 1 2439 Monarch Drive, Suite 1 Laredo, TX 78045-6672	PDN Number: <b>0027647</b>

**THIS AMENDMENT** is made and entered into between Medical Loop Development, LTD

whose address is: 10410 Medical Loop, Unit 1A, Laredo, TX 78045-6672

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease and to provide Notice to Proceed for change orders.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, **effective Upon Government Execution**, as follows:

The purpose of this Supplemental Lease Agreement No. 4 is:

- 1.) To approve requested change orders; and
- 2.) To provide a Notice to proceed for change orders above the tenant improvement allowance; and
- 3.) To provide lump sum payment procedures

This Lease Amendment contains 2 pages plus Exhibit A which 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:



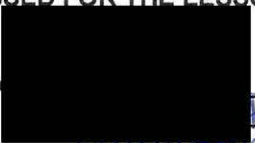
Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity Name: Medical Loop Development, LLC  
 Date: 3/28/14

FOR THE GOVERNMENT:



Signature: \_\_\_\_\_  
 Name: Marshall K. Krumm  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 4/9/14

WITNESSED FOR THE LESSOR BY:



Signature: \_\_\_\_\_  
 Name: Rivera  
 Title: \_\_\_\_\_  
 Date: 3-28-14

1.) The following change orders are made in accordance with the changes clause of the General Clauses of the lease, section 552.270-14(2). The change orders have been reviewed and found fair and reasonable. The following change orders in the total amount of \$3,197.85 is hereby authorized to proceed.

C.O. #	Description	Amount
1	Additional Outlets	██████████
2	LAN rack and patch cables	██████████
	Total Lump Sum Cost	\$3,197.85

The total change order amount for CO 1 and 2 NTE,\$3,197.85 includes all the Lessor's fees for general and administrative costs, profit and any all other fees associated with the completion of the change orders. All changes performed under this contract shall not exceed \$3,197.85.

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 the lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes.

The Lessor and the Government have agreed that the approved cost of Tenant Improvements (TI) and the approved change orders is \$340,743.45 (\$261,199.20 (TI) + \$76,346.40(BSAC) + 3,197.85 (CO)).

The Government shall pay for a portion of the total Tenant Improvement Cost by amortizing \$138,031.31 over the first five years of the term, monthly, at an interest rate of 5.0%. Additionally, the Government may pay by lump sum or amortize the Building Specific Amortized Capital (BSAC) amount of \$76,346.40 over the first five years of the term, monthly, at an interest rate of 5.0%. The remaining balance of \$126,365.74 (\$340,743.45 - \$138,031.31 - \$76,346.40) shall be paid by lump-sum, in which case annual rent shall be reduced accordingly upon the completion and acceptance by the Government of the Tenant Improvements and BSAC.

2.) Upon full execution and delivery of the LA, the Lessor can consider this Notice to Proceed with the above change orders #1 and #2. The anticipated date of completion and acceptance by the Government is on or before March 19,2014.

3.) To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0027647** 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 1-800-676-3690.

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

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

General Services Administration  
 Attn: Kelly Krumm  
 819 Taylor Street, Room 11A0  
 Ft. Worth, Texas 76102

INITIALS: KAK & MLL  
 LESSOR & GOV'T