

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07B-17134
ADDRESS OF PREMISES Spring Creek Business Park V 1100 East Campbell Road Richardson, Texas 75081-6708	PDN Number: N/A

THIS AMENDMENT is made and entered into between Grackles Galore Inc.

whose address is: 3532 E. Kenwood St.
Mesa, AZ 85213-1770

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 a to provide Notice to Proceed for Tenant Improvements and provide Lump Sum payment instructions

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 July 8, 2014, as follows:

The purpose of this Lease Amendment No. 4 is:


- 1) Establish the Lease Commencement Date;
- 2) Restate the Premises;
- 3) Restate the Annual Rent;
- 4) Restate the Broker Commission and Commission Credit;
- 5) Establish Termination Rights;
- 6) Establish the Space as being substantially complete and the Punch List Completion Date;
- 7) Restate the Percentage of Occupancy;
- 8) Restate the Operating Costs Base

1) Page 1 of the Lease is hereby amended with the following:


This Lease Amendment contains 4 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: MARK FOSTER
 Title: PRESIDENT
 Entity Name: GRACKLES GALORE, INC
 Date: 07/21/14

FOR THE GOVERNMENT:

Signature: 
 Name: Marshall K. Krumm
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 7/29/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: SHARON FOSTER
 Title: SECRETARY
 Date: 07/21/14

8) Section 1.12, OPERATING COST BASE, of the Lease is hereby deleted and replaced with the following:

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$17,529.00 per annum.

INITIALS: MA & MLK
LESSOR GOVT