

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-07B-17141**

ADDRESS OF PREMISES

600 E. Taylor Street
Sherman, TX 75090

THIS AGREEMENT, made and entered into this date by and between Taylor Place, LP, a Texas Limited Partnership,

whose address is 801 E. Taylor Street
Sherman, TX 75090

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 upon execution by the Government, as follows:

Paragraph 1.04 Broker Commission and Commission Credit (Simplified)(Jun 2012), of the Lease is deleted in its entirety and replaced with the following:

"A. **UGL Services Equis Operations** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to **UGL Services Equis Operations** with the remaining [REDACTED], which is the "commission credit", to 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 practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully 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:

Month 1 Rental Payment \$5,328.07 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$5,328.07 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent."

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 [REDACTED]

Signature: [REDACTED]

Name: Dawn Colwell, FNE

Title: General Partner

Entity Name: Taylor Place, LP

Date: 12-18-12

FOR THE [REDACTED]

Signature: [REDACTED]

Name: Daphne L. Kelly

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 12-19-12

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: Kathy Rabariti

Title: Receptionist

Date: 12-18-12

Gov't [Signature]

Lessor [Signature]

Lease Amendment Form 07/12