

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-07B-17141
LEASE AMENDMENT	
ADDRESS OF PREMISES 600 E. TAYLOR STREET SHERMAN, TX 75090-2881	PDN Number: N/A

THIS AMENDMENT is made and entered into between

TAYLOR PLACE, LP, A TEXAS LIMITED PARTNERSHIP

whose address is: 801 E. TAYLOR STREET
SHERMAN, TX 75090-2633

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 incorporate the final DID's and issue the Notice to Proceed.


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 full execution by the Government as follows:

- A. Pursuant to Paragraph 4.01(A) of said Lease the Government-approved Design Intent Drawings (DIDs) are attached as Exhibit F, dated February 12, 2013, to this Lease Amendment (LA) No. 3 and made a part of the Lease. Any changes of said drawings which result in financial adjustment of any type must be approved, in writing, by the GSA Contracting Officer.
- B. Pursuant to Paragraph 4.01(B) of said Lease, upon this LA No. 3 being fully executed and delivered, the Lessor shall consider this a Notice to Proceed (NTP) for the Tenant Improvements (TIs).
- C. Pursuant to Paragraph 4.01(C), it is the Lessor's responsibility to complete all required build-out conforming to the Lease and approved DID's within 40 working days of issuance of NTP.
- D. The Government and the Lessor have agreed that the total cost of the TIs is \$60,700.00 and the total cost of the BSAC is \$6,100.00. This includes all itemized costs listed in paragraph 3.05(B) of RLP No. 2TX0573. The Government shall pay the total TI cost by amortizing \$60,700.00 over the first five (5) years of the term at an interest rate of 6.5%, for a monthly payment of \$1,187.67, which will be paid in arrears. The Government shall also pay the total BSAC cost by amortizing \$6,100.00 over the first five (5) years of the term at an interest rate of 6.5%, for a monthly payment of \$119.35, which will be paid in arrears.


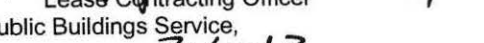
This Lease Amendment contains 9 pages.

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: Sean Orphan, LLC
Title: General Partner
Entity Name: Taylor Place, LP
Date: 3-5-13

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 3-6-13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Kathy Kabaritz
Title: Receptionist
Date: 3-5-13