

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07P-LTX17366
ADDRESS OF PREMISES: 3700 W Ursula Ave. McAllen, TX 78503	PDN Number: NA

THIS AGREEMENT, made and entered into this date by and between Alhed Jiminez Investments
whose address is: 349 S Helen Moore Dr. San Benito, TX 76586

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

WHEREAS, the parties hereto desire to amend the above Lease effective 10/29/14. Purpose of this Lease Agreement is to accept the Expansion Area and to adjust the rent accordingly.

- 1.) To accept the "Expansion Area"; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Provide the annual rental amounts; and
- 5.) Revise the rent credit as established in LA3.
- 6.) All other terms and conditions are in full force and effect.

See Attached

This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

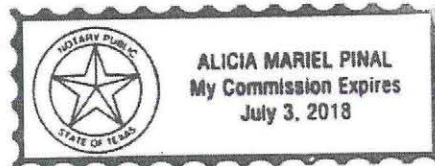
Signature: _____
Name: Alhed Jiminez Centro
Title: Lessor
Entity Name: Alhed Jiminez Investments
Date: 11/13/14

FOR THE

Signature: _____
Name: _____
Title: Leaseholder
GSA, Public Buildings Service, 819 Taylor St., Room 11B
Fort Worth, TX. 76102-0181
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Alicia Pinal
Title: Notary Public
Date: 11/13/14



1.) The government will accept the "Expansion Area" in 2 phases but will establish a combined acceptance date to allow the Government to occupy the warehouse while the office space is remediated and repaired. The warehouse space consisting of 17,800 sf is accepted on August 21, 2014 and the office space consisting of 3,000 sf will be accepted on November 3, 2014. Therefore, the combined acceptance date for both phases is agreed to as September 1, 2014.

2.) The Commencement Date of the rental for the expansion space shall be September 1, 2014 and shall expire on June 3, 2015, subject to the termination rights set forth in the lease.

3.) The leased premise square footage shall change from 55,702 RSF to 76,502 Rentable Square Feet (RSF) yielding 76.502 ANSI/BOMA Office Area (ABOA).

4.) The Government shall pay the Lessor annual rent as follows:

From September 1, 2014 through June 3, 2015, the total annual rental shall change from \$360,000.00 to \$494,208.00 at the rate of \$41,184.00 paid monthly in arrears.

5.) The rent credit as established in LA3 is hereby deleted and the original requirement for the lessor to replace the 40 tons of AC that originally existed is reestablished. The lessor shall provide, install and maintain 40 tons of air conditioning in the 22,000 SF warehouse building in accordance with all applicable codes and regulations. The units must be in place by December 1, 2014 and the lessor must provide permit information, as well as system and installation details prior to beginning work. Additionally, the installation must be coordinated with the tenant prior to beginning work. It is also understood by all parties that 40 tons of AC will not be enough to sufficiently cool the warehouse area and any additional AC will be at the tenants expense. The lessor shall also remain responsible for all exterior grounds maintenance.

6.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS: _____
LESSOR

&


GOV'T