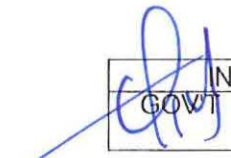



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. GS-07B-16726	DATE 8.4.11				
ADDRESS OF PREMISES Northwest corner of Crick Ave and Watson Dr. Mesa Del Sol Innovation Park II Albuquerque, New Mexico						
THIS AGREEMENT, made and entered into this date by and between Artesia Development Company, LLC (Former Lessor) and (Lessor) Artesia Development ABQ-ICE, LTD						
whose address is 800 Town & Country Blvd, Suite 300 Houston, TX 77024-4559						
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 , as follows:						
1. Artesia Development ABQ-ICE, LTD , a Texas Limited Partnership Lessor, hereby assumes all the incomplete obligations of Lease GS-07B-16726, as amended and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after November 12, 2010. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-16726 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease.						
2. The Government agrees to accept the furnishings of the aforesaid premises in accordance with the terms, provisions and conditions of said lease, as amended, reserving, however, all the Government's rights against Lessor and Former Lessor.						
3. Artesia Development ABQ-ICE, LTD , Lessor, waives all rights to payments under subject lease as against the Government arising prior to November 12, 2011.						
4. Artesia Development Company, LLC, former Lessor, confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with this lease after November 12, 2011.						
5. The Lessor also agrees to be added to ACH Vendor Enrollment per Debt Collection Improvement Act, which became effective July 27, 1996.						
6. Notwithstanding the foregoing, all payments heretofore made by the Government to the Former Lessor and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken.						
7. Artesia Development ABQ-ICE, LTD , agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to Artesia Development ABQ-ICE, LTD						
(Continued on Page 2 Attached Hereto and Made part of SLA No. 1 to Lease GS-07B-16726)						
<div style="text-align: right;">  <table border="1" style="display: inline-table;"> <tr> <td colspan="2">INITIAL</td> </tr> <tr> <td>GOVT</td> <td>LESSOR</td> </tr> </table>  </div>			INITIAL		GOVT	LESSOR
INITIAL						
GOVT	LESSOR					

8. The new owner of GS-07B-16726 is required to complete the GSA Form 3518 enclosed and return it with the Supplemental Lease Agreement which will be made part of the lease.

9. PAYEE ADDRESS:

800 Town & Country Blvd, Suite 300  
Houston Texas 77024-4559

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 above date.

Lessor: Artesia Development ABQ-ICE, LTD

BY [Signature]  
Signature

PRINCIPAL  
(Title)

Lessor's Tax ID No. \_\_\_\_\_

Dun & Brad Street Number \_\_\_\_\_

IN PRESENCE OF

BY: Melissa Rackley  
Signature

Controller  
(Title)

Former Lessor: Artesia Development Company, LLC

BY [Signature]  
Signature

PRINCIPAL  
(Title)

IN PRESENCE OF

BY: Melissa Rackley  
Signature

Controller  
(Title)

UNITED STATES OF AMERICA

BY: [Signature]  
(Signature)

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION

(Official Title)