
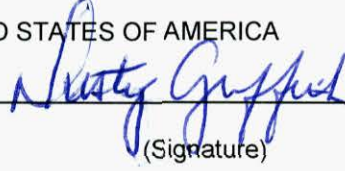


<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>		SUPPLEMENTAL AGREEMENT <b>NO. 2</b>	DATE <b>3-13-09</b>								
		TO LEASE NO. <b>GS-07B-16422</b>									
ADDRESS OF PREMISES      402 Isom Road San Antonio, Texas 78216											
This agreement, made and entered into this date by and between Gill San Antonio I, L.L.C.  whose address is: 20803 Stuebner Airline Road Spring, TX 77379  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 <u>upon execution by the Government</u> , as follows:  1. Paragraph 1 of the Lease shall be deleted and the following substituted therefore:  "1. The Lessor hereby leases to the Government the following described premises:  27,745 rentable square feet (25,930 usable square feet) of space at 402 Isom Road, San Antonio, Texas 78216 and one hundred sixty-six (166) on site parking spaces to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.0699962%."  2. Paragraph 3 of the Lease shall be deleted and the following substituted therefore:  "The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:  <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <tr> <th style="text-align: left;">TERM</th> <th style="text-align: left;">RATE PER RSF</th> <th style="text-align: left;">MONTHLY RENT</th> <th style="text-align: left;">ANNUAL RENT</th> </tr> <tr> <td>Months 1 -180</td> <td>\$34.50</td> <td>\$79,766.875</td> <td>\$957,202.50</td> </tr> </table> Rent for a lesser period shall be prorated. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 2TX0482.  Rent checks shall be made payable to: Gill San Antonio I, L.L.C. 20803 Stuebner Airline Road Spring, TX 77379"				TERM	RATE PER RSF	MONTHLY RENT	ANNUAL RENT	Months 1 -180	\$34.50	\$79,766.875	\$957,202.50
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Months 1 -180	\$34.50	\$79,766.875	\$957,202.50								
<b>CONTINUED ON PAGE 2 ATTACHED AND MADE A PART HEREOF</b>  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.  <b>Gill San Antonio I, L.L.C.</b> LESSOR: <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           BY <u></u>               (Signature)         </div> <div style="width: 45%;"> <u>SOLE MANAGER</u>               (Title)         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           IN PRESENCE OF _____               (Signature)         </div> <div style="width: 45%;">           _____               (Address)         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           UNITED STATES OF AMERICA            BY <u></u>               (Signature)         </div> <div style="width: 45%;">           CONTRACTING OFFICER            GENERAL SERVICES ADMINISTRATION            819 Taylor Street, Room 5C05            Ft. Worth, Texas 76102               (Official Title)         </div> </div>											



**Supplemental Lease Agreement No. 2 to Lease GS-07B-16422**  
**San Antonio, Texas**  
**Page 2**

3. Paragraph 11 of the Lease shall be deleted and the following substituted therefore:

"11. In accordance with SFO Paragraph 3.6 (Operating Costs) the escalation base for normal operating hours is established at \$5.2683 per rentable square foot. The base cost of services is established at \$146,168.98 based on \$5.2683 for 27,745 rentable square feet."

4. Paragraph 14 of the Lease shall be deleted and the following substituted therefore:

"14. The Tenant Improvement Allowance of \$916,625.50 are included in the rent and have been amortized for a period of 180 months at 6.13%. Lessor acknowledges that it has elected to amortize the tenant buildout amount over the entire lease term at its sole risk. Therefore, Lessor agrees that should the Government terminate the Lease at any time following the 10<sup>th</sup> lease year, the Lessor shall not be reimbursed by the Government for any Tenant Improvement costs associated with the aforementioned Tenant Improvement Allowance.

Additionally, the parties acknowledge the tenant finish costs have not been finalized. Both parties agree the tenant finish cost shall be finalized within thirty (30) days of the date of this Supplemental Lease Agreement. Once the tenant finish amount has been finalized, the Lease shall be supplemented to reflect the final tenant finish cost."

GOV'T	LESSOR
