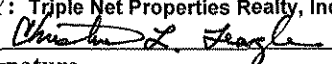

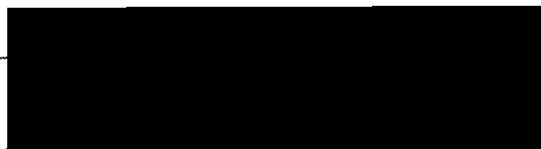



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 3	DATE <i>March 12, 2011</i>
TO LEASE NO. GS-07B-16559		
ADDRESS OF PREMISES: One Ridgmar Centre, 6500 West Freeway, Suite 503, Fort Worth, TX 76116-2167		
THIS AGREEMENT, made and entered into this date by and between. NNN One Ridgmar Centre, LLC; NNN One Ridgmar Centre 1, LLC; NNN One Ridgmar Centre 2, LLC; NNN One Ridgmar Centre 3, LLC; NNN One Ridgmar Centre 4, LLC; NNN One Ridgmar Centre 5, LLC; NNN One Ridgmar Centre 6, LLC; NNN One Ridgmar Centre 7, LLC; NNN One Ridgmar Centre 8, LLC; NNN One Ridgmar Centre 9, LLC; NNN One Ridgmar Centre 10, LLC; NNN One Ridgmar Centre 11, LLC; NNN One Ridgmar Centre 12, LLC; NNN One Ridgmar Centre 13, LLC; NNN One Ridgmar Centre 14, LLC; NNN One Ridgmar Centre 15, LLC; NNN One Ridgmar Centre 16, LLC; NNN One Ridgmar Centre 17, LLC; NNN One Ridgmar Centre 18, LLC; NNN One Ridgmar Centre 19, LLC; NNN One Ridgmar Centre 20, LLC; NNN One Ridgmar Centre 21, LLC; NNN One Ridgmar Centre 22, LLC; NNN One Ridgmar Centre 23, LLC; NNN One Ridgmar Centre 24, LLC; NNN One Ridgmar Centre 25, LLC; NNN One Ridgmar Centre 26, LLC, each a Delaware limited liability company ("Lessor") acting by and through Triple Net Properties Realty, Inc. ("Agent" for Lessor). Whose address is NNN ONE RIDGMAR CENTRE, LLC, 1551 NORTH TUSTIN AVE., SUITE 200, SANTA ANA, CA 92705-8693 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government:		
IN WITNESS WHEREOF, the parties subscribe their names as of the above date.		
WHEREAS , the parties hereto agree to supplement the above Lease. 1.) To accept the tenant improvements as completed 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.) establish the Governments percentage of occupancy and; 6.) establish the adjustment for vacant space and; 7.) to provide for lump sum payment and; 8.) all other terms and conditions are in full force and effect.		
See Attached		
BY: Triple Net Properties Realty, Inc., Agent for Lessor <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;">  _____ Signature </div> <div style="width: 45%;"> <i>EVP Asset Management</i> _____ Title </div> </div> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 10px;"> <div style="width: 45%;"> <i>Christine L. Tragle</i> _____ Printed Name </div> <div style="width: 45%;"></div> </div>		
Witnessed in the presence of : <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;">  _____ Signature <i>Robert W. Hooper</i> _____ Printed Name </div> <div style="width: 45%; text-align: center;">  _____ City, State, Zip </div> </div>		
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> UNITED STATES OF AMERICA  _____ Don W. Day </div> <div style="width: 45%;"> General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer _____ (Official Title) </div> </div>		

Supplemental Lease Agreement No. 3
LTX16559
One Ridgmar Centre, 6500 West Freeway, Suite 503, Fort Worth, TX 76116-2167

- 1.) The tenant improvements have been substantially completed and the government accepts the leased space.
- 2.) The commencement date of the rental shall be January 21, 2011 and shall expire on January 20, 2016.
- 3.) The office space square footage shall be 2,395 rentable square feet yielding 2,123 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From January 21, 2011 through January 20, 2016 the total annual rental shall be \$66,408.87 at the rate of \$5,534.07 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$34,032.95, annual Operating Costs of \$17,339.80 plus annual Operating Cost adjustments, and annual Tenant Improvement Amortization cost of \$15,036.12.

5.) The percentage of occupancy for Tax Reimbursement purposes shall be 1.352336% and the new base year for taxes shall be the taxes in the year of 2011.

6.) The Government's adjustment of vacant space shall be a reduction of \$0.70/RSF .

7.) The total cost of the Tenant Improvements is \$75,280.65, The Lessor and the Government agree that a lump-sum payment for a portion of the tenant improvements shall be made in the amount of \$13,484.15. The remaining balance of \$61,796.50 to be amortized monthly into the rent over the first 5 years of the lease term at a rate of eight percent (8%).

The Lessor agrees that the invoice for the lump-sum amount shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **It shall reference the number PS0018716** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If the Lessor is unable to process this invoice electronically, and invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

Don W. Day
U.S. General Services Administration
819 Taylor Street 7PRA; Room 5A18
Fort Worth, Texas 76102-0181

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

Gov't Initials

Lessor Initials:

