

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. GS-07B-16723	DATE 3/30/11	PAGE 1 of 2
ADDRESS OF PREMISES 1740 Briar Crest Drive, Bryan, Texas 77802-2777			

THIS AGREEMENT, made and entered into this date by and between GGE, LTD

whose address is 1716 BRIAR CREST DRIVE, SUITE 300
BRYAN, TX 77802-2777

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 include the shatter-resistant window protection as a shell cost, adjust the rental rate, commission, and commission credit as required due to the cost of said shatter-resistant window protection, and to incorporate the security system requirements into the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 15, 2011, as follows:

- I. SLA # 2 is replaced by this SLA # 5 in its entirety.
- II. Paragraph 10.20 of the Solicitation For Offers is added as follows:




- III. The security scope of work, as described in "Exhibit A to SLA # 5 - 6TX0173 Security Requirements", (attached), is hereby made a part of the lease.

- IV. Paragraph 3 of the Lease is deleted in its entirety and replaced as follows:


"3. The Government shall pay the Lessor annual rent of \$64,790.16 (approximately \$22.01/RSF - \$25.18/USF) at the approximate rate of \$5,399.18 per month in arrears for years 1 - 10, which consists of annual approximate shell rent of \$43,005.00 (approximately \$14.61/RSF - \$16.71/USF); annual operating costs of \$15,694.34 (approximately \$5.33/RSF - \$6.10/USF); and annual amortized tenant improvements cost of approximately \$6,090.82 (approximately \$2.07/RSF - \$2.37/USF).

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


LESSOR

SIGNATURE 	NAME OF SIGNER James A. Lewis, For the General Partner
ADDRESS 1716 Briarcrest Dr., Suite 300 Bryan TX 77802-2777	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Edith Perkins
ADDRESS 1716 Briarcrest #300 Bryan, TX 77802-2777	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER THOMAS ABRAHAM
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Rent for a lesser period shall be prorated. Rent shall be made payable to:

GGE, LTD.
1716 Briarcrest Drive
Suite 300
Bryan, Texas 77802-2777"

V. Paragraph 15 of the Lease is deleted in its entirety and replaced as follows:

"15. The Lessor and JSC Realty and Investment Services, Inc. as co-broker with The Crown Partnership, Inc. have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit).

The commission credit is [REDACTED]. The first [REDACTED] of the entire commission shall be due upon Lease award and the remaining [REDACTED] less the commission credit shall be due upon acceptance of the space by the Government. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in rent shall commence with the first full month of the rental payments and continue until fully recaptured."

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR

&


GOVT