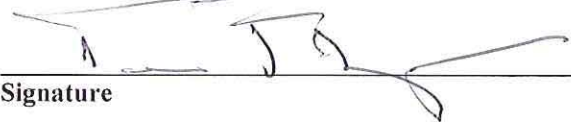
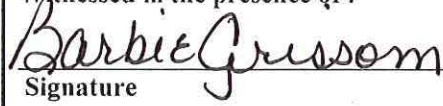
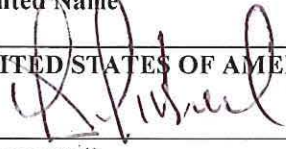


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <u>8-17-11</u>
	TO LEASE NO. GS-07B-16939	
ADDRESS OF PREMISES: 2901 Turtle Creek Drive Port Arthur, TX 77642-8056		
THIS AGREEMENT, made and entered into this date by and between 2901 Turtle Creek, Ltd. Whose address is: 595 Orleans Street, Suite 1500 Beaumont, TX 77701 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government: WHEREAS , the parties hereto agree to supplement the above Lease. 1) To establish the Commencement Date of the lease rental payments; and 2) establish the square footages of the leased space; and 3) provide the annual rental amounts; and 4) establish the Governments percentage of occupancy; and 5) establish the rate for Overtime HVAC usage; and 6) establish the adjustment for vacant space; and 7) address that there are no Tenant Improvements associated with the lease; and 8) all other terms and conditions are in full force and effect. <div style="text-align: center;">See Attached</div>		
IN WITNESS WHEREOF, the parties subscribe their names as of the above date.		
BY: 2901 Turtle Creek, Ltd. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 50%;"> <u>595 Orleans Ste 1510, Beaumont TX</u> (Address) <u>77701</u> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>Tom Flanagan</u> Printed Name </div> <div style="width: 50%;"></div> </div>		
Witnessed in the presence of : <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 50%;"> <u>595 Orleans Ste 1510</u> (Address) </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>BARBIE GRISSOM</u> Printed Name </div> <div style="width: 50%;"> <u>BEAUMONT TX 77701</u> (City, State, Zip) </div> </div>		
UNITED STATES OF AMERICA <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">  Thomas Bell </div> <div style="width: 50%; text-align: center;"> Contracting Officer (Official Title) </div> </div>		

Supplemental Lease Agreement No. 1
LTX16939
2901 Turtle Creek Drive
Port Arthur, TX 77642-8056

- 1) The commencement date of the rental shall be September 1, 2011 and shall expire on October 31, 2019.
- 2) The office space square footage shall be 9,152 rentable square feet yielding 8,171 ANSI/BOMA Office Area (ABOA).

- 3) The Government shall pay the Lessor annual rent as follows:

From September 1, 2011 through October 31, 2014 the total annual rent shall be \$159,427.84. The total annual rent consists of Shell Rent of \$103,600.64 and Operating Costs of \$55,827.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From November 1, 2014 through October 31, 2019 the total annual rent shall be \$177,091.20. The total annual rent consists of Shell Rent of \$121,264.00 and Operating Costs of \$55,827.20 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

- 4) The percentage of occupancy for Tax Reimbursement purposes shall be: 13% (9,152 Rentable Square Footage, (RSF)/72,707 RSF) and the new Base Year for taxes shall be the taxes in the year of 2011.
- 5) The rate for Overtime HVAC Usage is established at \$15.00 per hour for the entire space.
- 6) The Government's adjustment of vacant space shall be a reduction of \$0.00/RSF .
- 7) There shall be no Tenant Improvements associated with this lease. All questions pertaining to this Lease shall be referred, in writing, to the Contracting Officer of the General Services Administration (GSA) or his/her designee. The Government's occupant of the leased premise is not authorized to administer this lease or make commitments to the Lessor that are not followed-up with a written agreement to the Lease. GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or any other cost authorized, in writing, by the GSA Contracting Officer. The Lessor will not be reimbursed for any services not provided for in this Lease, including but not limited to; repairs, changes in scope of work, alterations, and overtime services without the written authorization of a Contracting Officer. If Lessor delivers space with Tenant Improvements not authorized, in writing, by the GSA Contracting Officer, then the Lessor shall not be entitled to compensation or payment if the Tenant Improvements remain in place after the Government's acceptance of the space.
- 8) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: