

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 13

DATE
9-20-2000

TO LEASE NO.
GS- 07B-13867

ADDRESS OF PREMISES 2601 Meacham Blvd.,
Fort Worth, Texas

THIS AGREEMENT, made and entered into this date by and between ~~American Manufacturing Company of Texas dba AMCOT Partners~~ MERCANTILE PARTNERS, L.P. ~~Lessore~~
YAC Gov't

whose address is 2650 Meacham Blvd.
Fort Worth, TX 76137

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 upon signing by both parties, as follows:

1. The purpose of this Supplemental Lease Agreement No. 13 is to exercise Option Two and expand the lease by an additional 18,500 sf on the 5th floor. The rental rate for this expansion will be at the same rate that is in effect at the time occupancy begins. The [REDACTED], Fort Worth Resident Agency Special Requirements designated as Exhibit A and as modified by the Lessor's Qualifications and clarifications dated August 28, 2000. The design intent floor plan, designated as Exhibit B, are added to and made part of this lease.
2. The standard requirements in the SFO will be provided by the lessor at no additional cost to the Government. The Lessor has offered the Government an option to amortize the cost associated with the [REDACTED] finish-out that exceed the SFO Requirements for a period of either 60 Months or a period through the 18th year of existing lease term. Either option amortization period would commence at substantial completion, the issuance of a certificate of occupancy by the city, or acceptance by the Government; whichever should occur first. The proposal as agreed to by the Government and Lessor is anticipated to be \$273,986 at the time of this SLA. This amount includes a \$13,000 lessor/developer fee. The Government's cost in excess of the SFO requirements may increase or decrease based upon final plan development and requirements by the GSA [REDACTED] (6). Any additional change order for this expansion will provide for a Lessor/Developer Fee of Five Percent (5%) of the total change order cost.
3. The lessor is authorized to proceed with Architectural and Engineering Drawings for the expansion of 18,500 sf on the 5th floor.
4. The Government observes the right to exercise Option 2 at the same rental rate for the remaining vacant pockets of space on floors 1-4. See attached Exhibit C that describes these areas. This additional option must be exercised in writing to the lessor no later than December 31, 2000. The tenant buildout for these additional areas will be the burden of the Government.

[REDACTED]

General Manager & Managing Trustee
(Title)

tee

[REDACTED]

(Address)

UNITED STATES OF AMERICA
BY [REDACTED]

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST., FT. WORTH, TX 76102
(Official Title)

