

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 17
DATE
9-13-01
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 Mercantile Partners, L.P.

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 May 15, 2001, as follows:

1. The purpose of this Supplemental Lease Agreement No. 17 is to expand the lease by an additional 3,445 usf (3,962 rsf) and establish beneficial occupancy for the pockets of space picked up for the [redacted] on floors 1-4 and 6 as referenced in SLA #15. The Government shall begin paying for this space effective May 15, 2001. The rental rate for this expansion of 3,445 usf will be at the following rate and includes the tenant improvement allowance further described in paragraph 3 below:
Years 07-12 \$16.51 usf plus CPI (\$14.36 rsf)
Years 13-18 \$16.89 usf plus CPI (\$14.69 rsf)
*Years 19-20 \$16.80 usf plus CPI (\$14.60 rsf)

Effective May 15, 2001, the Government will increase the rent by \$56,894.32 per annum at the rate of \$4,741.19 per month in arrears (\$16.51 usf or \$14.36 rsf).

*Note: Rental rate drops in Years 19/20 since amortization of tenant improvements is paid in full after October 28, 2011. See paragraph 3 below.

2. The Government will make a one time lump sum payment to the Lessor in the amount of \$22,562.65 for finish-out costs. Lessor provided its statement to the Government on June 7, 2001.
3. In addition to the one time lump sum payment, the remaining finish-out costs of \$116,161.10 will be amortized for a period of 126 months beginning on May 15, 2001. This amount will be amortized monthly in arrears at an interest rate of 12 percent per annum (1 percent per month) over the remaining firm term of the lease [through October 28, 2011]. See attached amortization schedule which identifies a monthly payment of \$1,625.62 to be paid for the balance of the finish-out costs and added to the monthly lease payment.

LESSOR *Mercantile Partners, L.P.*

Vice President - Development
(Title)

[redacted]
(Address)

[redacted]
(Signature)

UNITED STATES OF AMERICA
BY [redacted]

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

Attached to and made part of Lease GS-07B-13867, SLA #17
2601 Michael Blvd., Fort Worth, TX 76137

4. The Government shall be responsible in the event any items are located within the leased premises that exceed the floor loads, except for those specific areas that required heavy floor load and were specifically designed for same. The heavy floor loads were previously provided to the Government. All other areas of the leased premises within the building are in accordance with the SFO requirements and are:

Minimum – 50#PSF Plus 20#PSF for normal

Storage areas, for those areas originally identified at time of shell building construction were established at 100#PSF. Any revisions or additions to “storage areas” may place those areas in minimum normal use design.

Mercantile Partners, L.P., Lessor shall not be responsible for any damages or costs, of any kind, should the Government locate items that exceed the floor limitations within demised premises.

5. Escalation of this expansion consisting of 3,445 usf will be escalated using base rate/base year of initial square footage of ~~207,628~~ usf.

207,715

All other terms and conditions of the lease shall remain in force and effect.



INITIALS

Gov't	Lessor
	