

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 19

DATE
9-13-01

SUPPLEMENTAL LEASE AGREEMENT

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 76102

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 July 1, 2001, as follows:

1. The purpose of this Supplemental Lease Agreement No. 19 is to expand the lease by an additional 12,273 usf (14,114 rsf) and establish beneficial occupancy for the space occupied by the [redacted] Phase 2 as previously referenced in SLA #14. The Government shall begin paying for 12,273 usf [Phase 2] effective July 1, 2001. Following are the base rental rates as agreed to by both the Government and the Lessor for [redacted] Phase 2, prior to amortizing an additional tenant improvement allowance which exceeded the SFO/TI allowance:

Years 08-12 \$17.48 usf plus CPI
Years 13-20 \$19.00 usf plus CPI

2. The Government will amortize a total of \$257,582.11 at an interest rate of 12 percent per annum (1percent per month) for a period of 60 months beginning on July 1, 2001 through June 1, 2006. See attached amortization schedule which identifies a monthly payment of \$5,729.77. *Therefore, the rent will be reduced by \$5,729.77 on July 1, 2006 after tenant improvement allowance has been paid off. Following is the breakdown in rent for this block of space:

Shell rate \$11.37 usf (\$9.89 rsf)
*Operating cost \$6.11 usf (\$5.31 rsf)
TI allowance \$5.60 usf (\$4.87 rsf)
Total \$23.08 usf (\$20.07 rsf)

3. The base for escalation of operating cost shall be \$6.11 usf (\$5.31 rsf) for this block of space, with base year to escalate in October 2002.

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

LESSOR *Mercantile Partners, L.P.*

Vice President - Development
(Title)

[Redacted Address]

[Redacted Signature]

(Signature)

(Address)

UNITED STATES OF AMERICA
BY [Redacted]

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