

90504 GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

DATE

29

1/22/07

TO LEASE NO. GS-07B-14420

ADDRESS OF PREMISES 1301 Young Street
Dallas, Texas 75202

THIS AGREEMENT, made and entered into this date by and between
HPI/GSA 2B, LP

whose address is
100 N Tryon Street, Suite 5500
Charlotte, NC 28202

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 to provide for new carpet tile specifications and \$9,000.00 credit to the Government, upon execution by the Government, as follows:

Paragraph 12 and 13 is added:

"12. Any carpet tile newly installed must meet the following:

Pile Yarn content: staple filament or continuous filament branded by a fiber producer, soil-hiding nylon – Interface, Entropy line, or other manufacturer approved by the Contracting Officer.

Carpet pile construction: tufted level loop, level cut pile

Pile weight: 20 ounces per square yard is the minimum for level loop and cut pile.

CARPET – REPAIR OR REPLACEMENT:

1. Except when damaged by the Government, the Lessor shall repair or replace carpet at the lessor's expense at any time during the lease term when:

- a. backing or underlayment is exposed;
- b. there are noticeable variations in surface color or texture; or
- c. tears and tripping hazards are present.

2. Repair or replacement shall include the moving and returning of furnishings. Work shall be performed after normal working hours or as defined elsewhere in this SFO."

"13. Provide \$9,000.00 allowance for discretionary improvements for tenants to use for additional building improvements. Such improvements shall be restricted to those items/things that are permanently affixed to the real property and can not be removed from the building."

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: HPI/GSA-2B, LP

[Redacted Signature]

IN [Redacted Signature]

100 N. Tryon St.
Suite 5500
Charlotte, NC 28202

UNITED STATES OF AMERICA

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