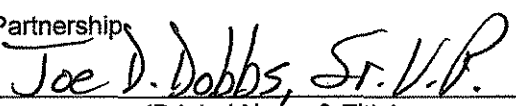


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 18	DATE <u>1-25-10</u>															
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-07B-14431																
ADDRESS OF PREMISES 1445 Ross Avenue Dallas, TX 75202																	
THIS AGREEMENT, made and entered into this date by and between Crescent Fountain Place, L.P. a Delaware Limited Partnership																	
whose address is 777 Main Street, Suite 2000 Ft. Worth, Texas 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 <u>upon execution by the Government</u> , as follows:																	
The purpose of this Supplemental Lease Agreement (SLA) is to establish additional daytime Janitorial Services for 20,540 rentable square feet in accordance with Paragraph 6A of the Lease and to amend Paragraph 10 fo the lease to reflect the additional rent for the Janitorial Services.																	
Lease Number GS-07B-14431 Paragraph 6 (A) is hereby amended in its entirety to read as follows:																	
"6. A. Facilities, services, utilities and maintenance as specified in Option B (dated September 6, 1995 and amended by Amendment No. 1 on November 9, 1995 and December 11, 1995 and changed by negotiations) in the attached Solicitation for Offers STX94418, hereinafter known as the SFO and the attachment thereto and as further specified elsewhere in this lease agreement.																	
Effective upon execution of the Government through February 8, 2017, the Government shall pay daytime janitorial for 20,540 rentable square feet (the remainder of the existing square footage will remain nighttime janitorial) per Attachment 18A for the the entire term, monthly, in arrears as follows:																	
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align:center;">Term</th> <th style="text-align:center;">Annual Rent</th> <th style="text-align:center;">Monthly Rate</th> </tr> </thead> <tbody> <tr> <td style="text-align:center;">11/09/2009 - 11/08/2011</td> <td style="text-align:center;">\$45,000.00</td> <td style="text-align:center;">\$3,750.00</td> </tr> <tr> <td style="text-align:center;">11/09/2011 - 11/08/2013</td> <td style="text-align:center;">\$45,900.00</td> <td style="text-align:center;">\$3,825.00</td> </tr> <tr> <td style="text-align:center;">11/09/2013 - 11/08/2015</td> <td style="text-align:center;">\$46,818.00</td> <td style="text-align:center;">\$3,901.50</td> </tr> <tr> <td style="text-align:center;">11/09/2015 - 02/07/2017</td> <td style="text-align:center;">\$47,574.36</td> <td style="text-align:center;">\$3,964.53</td> </tr> </tbody> </table>	Term	Annual Rent	Monthly Rate	11/09/2009 - 11/08/2011	\$45,000.00	\$3,750.00	11/09/2011 - 11/08/2013	\$45,900.00	\$3,825.00	11/09/2013 - 11/08/2015	\$46,818.00	\$3,901.50	11/09/2015 - 02/07/2017	\$47,574.36	\$3,964.53		
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Paragraph 10 is hereby amended in its entirety to read as follows:																	
"Effective November 9, 2009, the Government shall pay the Lessor annual rent of <u>\$4,622,984.83</u> at a rate of <u>\$385,248.74</u> per month in arrears. This equates to \$16.96 per rentable square foot. The new annual rent is comprised of <u>\$4,577,984.83</u> at a rate of <u>\$381,398.74</u> per month in arrears for 272,647 rentable square feet and 251,311 usable square feet. The base daytime janitorial annual rent is \$45,000.00 at a rate of \$3,750.00 per month in arrears."																	
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: _____ BY _____ IN _____ U _____ B _____	_____ a Delaware Limited Partnership <div style="text-align: center;">  <u>Joe D. Dobbs, Sr. V.P.</u> (Printed Name & Title) </div> _____ (Address)	 CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION <u>819 TAYLOR ST., FT. WORTH, TX 76102</u> (Official Title)															