

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 13

DATE

April 1, 2008

TO LEASE NO.

GS-07B-14933

ADDRESS OF PREMISES **J. Gordon Shanklin Federal Bureau of investigation Building
One Justice Way
Dallas, TX. 75220**

THIS AGREEMENT, made and entered into this date by and between Cowperwood Dallas I, L.P.

whose address is **Cowperwood Dallas I, L.P.
245 Commerce Green Blvd.
Suite 140
Sugar Land, Texas 77478**

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 execution by the Government, as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 13 is to provide for a three phase alteration project in accordance with the agency submitted requirements and to authorize lump sum payments for each phase.

Paragraph 13 is hereby added to the lease as follows:

"26. It is mutually agreed between the parties that the Lessor shall perform alterations to the first and fifth floor of One Justice Way in accordance with "Attachment 1", Scope of Work, and "Attachment 2", design drawings (7 pages), which are made a part of the lease. The Lessor shall furnish all labor, materials and equipment required to modify said space. The work will be done in three phases. Upon completion, inspection, and acceptance of each phase, the Government shall reimburse the Lessor the amount of \$56,890.02 for phase one (1); \$129,514.09 for phase two (2); and \$16,633.77 for phase three (3), for a total of \$203,037.88. Work shall begin on Phase one within 7 calendar days from the date of SLA No. 13 is fully executed and all three phases shall be completed within 4 months of start date. Payment will be made 30 days after acceptance by a Government Contracting Officer and receipt of a correct invoice.

An original invoice for each phase must be submitted directly to the GSA Finance Office electronically on the finance website at www.finance.gsa.gov. If you are unable to process the invoices electronically, you may mail the original invoice to the following address:

GSA, Greater Southwest Finance Center (7BCP)
PO Box 17181
Fort Worth, TX 76102

(CONTINUED ON PAGE 2 ATTACHED HERETO AND MADE PART OF SLA NO.13 TO LEASE GS-07B-14933)

INITIALS	
GOVT	LESSOR

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Daphne Hadley, Contracting officer
Attn: Rogelio Gonzalez, Realty Specialist
1100 Commerce Street, Suite 720
Dallas, TX 75242

A proper invoice must include the following:

- (1) invoice date
- (2) Name of the Lessor as shown on the Lease
- (3) Lease Contract Number, building address, and a description, price, and quantity of the items delivered
- (4) GSA PDN No. **PS0011274** and
- (5) the invoice must be submitted on company letterhead."

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.

LA
BY
IN

Vice President

(Title)

245 Commerce Green Blvd., Suite 140 Sugar Land, Texas 77478
(Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
1100 COMMERCE STREET, DALLAS, TX 75242
(Official Title)