




<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO. 31</p>	<p>DATE 1/14/11</p>
<p>ADDRESS OF PREMISES 1101 E. Hackberry Avenue McAllen, TX 78504</p>		<p>TO LEASE NO. GS-07B-16484</p>
<p>THIS AGREEMENT, made and entered into this date by and between WSSA McAllen, LLC whose address is 140 East Second Street Suite 220 Flint, Michigan 48502</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 1, 2010, as follows:</p> <p>The purpose of Supplemental Lease Agreement (SLA) No. 31 is to accept the 29,323 RSF yielding 25,573 to establish the final Tenant Improvement Allowance, BSAC allowance and Joint Use allowance, and to restate the annual rent to include all amortized rates as previously agreed to in Supplemental Lease Agreements 2-37.</p> <p>Therefore: paragraphs 2, 3, 4 and 16 of the SF2 Lease for Real Property dated March 16, 2009 are deleted and replaced with the following, paragraph 18 is deleted in its entirety, and paragraph 19 is added and made part of the lease:</p> <p>"2. To Have and to hold the said premises with their appurtenances for the term beginning on November 1, 2010 and continuing through October 31, 2025, subject to renewal and termination rights as may be hereinafter set forth."</p> <p>"3. Effective November 1, 2010, rent shall be paid at the annual rate of \$867,355.78 at the rate of \$72,279.65 per month in arrears plus CPIs. Rent for a lessor period shall be prorated." For the period November 1, 2010 through December 31, 2010, the rent shall be reduced by \$44,961.94 per month."</p> <p>"4. The Lease term shall be for fifteen (15) years firm, through October 31, 2025."</p> <p>"16. The Lessor shall provide a tenant improvement allowance in the amount of \$824,629.24, a BSAC allowance in the amount of \$187,798.57 and a Joint Use allowance in the amount of \$123,788.27. A total allowance of \$1,136,216.08 will be amortized in the rent at 7% for 180 months. The annual rate of the allowance is \$122,551.58."</p> <p>"19. The common area factor (CAF) based on 29,323 RSF with 25,573 ANSI/BOMA Office area SF is 1.15."</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR: WSSA McAllen, LLC</p> <p>BY  _____ <u>MANAGER WSSA McAllen LLC</u> (Signature) (Title)</p> <p>IN PRESENCE OF  _____ (Signature)</p>		
<p> _____ <u>HEWSON CONTRACTING OFFICER</u> (Signature) (Official Title)</p> <p>CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 TAYLOR STREET FORT WORTH, TX 76102</p>		