

GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 3

DATE 9/7/10

TO LEASE NO. GS-07B-16561

ADDRESS OF PREMISES To- be-built-facility 2795 Alta Mesa Boulevard Ft. Worth, Texas

This agreement, made and entered into this date by and between JSM Investments, Ltd. and Timbani Properties, Ltd.

whose address is: 309 W. 7th Street, Suite 1100 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.

The purpose of this Supplemental Lease Agreement (SLA) No. 3, to lease GS-07B-16561, is to authorize the Lessor to modify the construction documents to include changes requested by the agency and authorize payment for the increased architectural fees for the requested changes.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended August 27, 2010, as follows:

1. The construction documents shall be changed by the Lessor's architect to reflect the following agency requested changes:

- Addition of six front-end interviewing windows.
- Add electric / data to the reception window shown without furniture in the original DID.
- Prepare the employee entrance door for future installation of an automatic opener (ADA Palm Button).
- URL for [redacted]'s website to appear below the lettering on the building.
- Lettering and the URL to appear on a second side of the building so that it is visible from Alta Mesa Blvd.
- Plans should show that a fan to be installed in the vented VIP cabinet.
- LAN Racks revisions shall now be two (2) four-post racks and one (1) two-post rack.

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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.

Properties, Ltd. President of general partner of JSM Investments Ltd and agent for Timbani Properties Ltd (Title)

309 W 7th St, Suite 1100, Fort Worth, TX 76102 (Address)

CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 Taylor Street, Room 5C05, Fort Worth, TX 76102 (Official Title)

- Systems furniture workstations layout are reconfigured the will result in a change in the number and locations of the junction boxes.
- Changes noted to the site prep for the TV in the Reception Room
- Prep at the TV location should include: (i) reinforcement in the wall to support the TV and SSTV components (reinforce for 200 pounds); (ii) install the agency-provided wall mount bracket; (iii) top of the bracket must be a minimum of 12 inches below the ceiling to leave sufficient space for the TV; and (iv) furnish and install one (1) quad isolated ground outlet at the TV location in the lobby.
- Furnish and install one CAT 6 cable from the TV location to the LAN room.
- The cable will terminate with an RJ45 jack in the LAN room. It will not be punched down at the patch panel, but will be left near the area where the new switch will be installed.
- Furnish and install one CAT 6 cable from the Helius Media Gate Router in the IVT Room to the LAN room. This cable will need an RJ45 for both ends.

The total cost to modify the construction documents to include the above agency requested changes is \$8,500.00. This cost does not include the cost for construction changes as a result of the modifications to the construction documents. The Government shall pay the Lessor a one time lump sum payment in the amount of \$8,500.00 for architectural fees to modify the construction documents.

The Lessor receiving payment for the lump sum charge shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN number "PS0018225" [Invoices submitted without the PDN are immediately returned to the Lessor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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

General Services Administration
Attn: GSA CONTRACTING OFFICER, Paula Barker
819 Taylor Street
Room 5C05
Ft. Worth, TX 76102

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0018225

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- END OF SLA No. 3 -

INITIALS

GOV'T	LESSOR
	