

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 3	DATE 12-12-11
	TO LEASE NO. GSB-07B-16562	

ADDRESS OF PREMISES: 400 Pine Street
Abilene, TX 79604-0701

THIS AGREEMENT, made and entered into this date by and between First Financial Bank, N.A.

whose address is 400 Pine Street
Abilene, TX 79604-0701

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

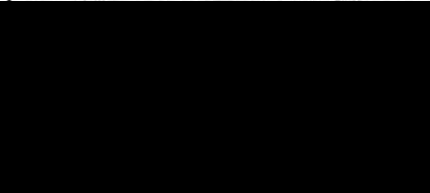
WHEREAS, the parties hereto agree to supplement the above Lease.

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

- 1.) This SLA changes the rental payment schedule in paragraph 2 on SLA No. 2; and
- 2.) All other terms and conditions shall remain in full force and effect.

See Attached

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



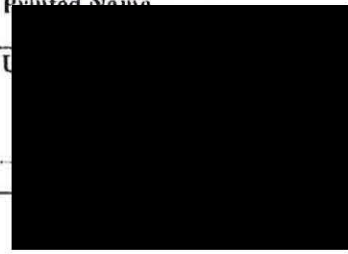
Property Management Officer
Title

Terry L. Young
Printed Name



Chuck Tennessee
Printed Name

City, State, Zip



Contracting Officer
(Official Title)

Supplemental Lease Agreement #3
LTX- 16562
400 Pine Street
Abilene, TX 79604-0701

1.) The new Rental amounts shall be as follows:

Effective July 1, 2011 through June 30, 2016 the total annual rental shall be \$69,237.20 at the rate of \$5,769.77 paid monthly in arrears. The total annual rent consists of Shell Rent of \$45,060.45, annual Operating Costs of \$24,176.75 plus annual CPI adjustments as stated in the Solicitation for Offer. The anticipated date of occupancy is July 1, 2011.

From July 1, 2016 through June 30, 2021 the total annual rental shall be \$69,777.20 at the rate of \$5,814.77 paid monthly in arrears. The total annual rent consists of Shell Rent of \$45,600.45, annual Operating Costs of \$24,176.75 plus annual CPI adjustments as stated in the Solicitation for Offer, annual Building Specific Amortized Capital (BSAC) cost of \$0.00, and annual Tenant Improvement cost of \$0.00.

From July 1, 2021 through May 31, 2025 the total annual rental shall be \$60,327.20 at the rate of \$5,027.27 paid monthly in arrears. The total annual rent consists of Shell Rent of \$39,667.20, annual Operating Costs of \$20,660.00 plus annual CPI adjustments as stated in the Solicitation for Offer, annual Building Specific Amortized Capital (BSAC) cost of \$0.00, and annual Tenant Improvement cost of \$0.00.

Agency	Term	RSF/USF	Shell Rent	Operating Cost	Annual Rent	Monthly Rent
█	June 1, 2010 – May 31, 2025	4,132 RSF/ 3,770 USF	\$39,667.20	\$20,660.00	\$60,327.20	\$5,027.27
█	July 1, 2011 – June 30, 2016	675 RSF/ 587 USF	\$5,393.25	\$3,516.75	\$8,910.00	\$742.50
█-Step Rent	July 1, 2016- June 30, 2021	675 RSF/ 587 USF	\$5,933.25	\$3,516.75	\$9,450.00	\$787.50

2.) All other terms and conditions shall remain in full force and effect.