

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. 1	DATE 2-1-2010
	TO LEASE NO. GS-07B-16567	
ADDRESS OF PREMISES 8101 Stemmons Dallas, TX 75247		
THIS AGREEMENT, made and entered into this date by and between <b>ELMAN STEMMONS TRIS ASSOCIATES LP</b> whose address is 100 North Centre Ave., Suite 502 Rockville Centre, NY 11570 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 Contracting Officer, as follows: The purpose of this Supplemental Lease Agreement (SLA) is to authorize the lessor to provide tenant improvements in consideration of a lump-sum payment. Paragraph 11 is added to and made a part hereof to recite as follows: "27. By email dated September 20, 2009, the Government issued Notice to Proceed with Tenant Improvements. The total cost for tenant improvements identified on the construction drawings is estimated at \$1,450,647.45. The Government hereby authorizes the lessor to proceed with tenant improvements not to exceed \$1,450,647.45. In lieu of amortizing the costs in rent, the government shall reimburse the Lessor in a lump-sum payment upon the Government's acceptance of the completed work. The original invoices must be submitted directly to the GSA Finance Office at the following address, with a copy to the Contracting Officer: <del>All other terms and conditions of the lease shall remain in force and effect.</del> IN WITNESS WHEREOF, the parties subscribed their names as of the above date. LESSOR BY _____ (Signature) _____ (Title) <del>IN PRESENCE OF _____ (Signature) _____ (Address)</del> UNITED STATES OF AMERICA BY _____ (Signature) <b>CONTRACTING OFFICER</b> <b>GENERAL SERVICES ADMINISTRATION</b> <b>819 TAYLOR ST. FT. WORTH, TX 76102</b> _____ (Official Title)		

GSA Form 276 (Jul. 67)

INITIALS

Gov't	Lessor
B	[Signature]

Lessor should submit invoices electronically on the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov) (instructions for submitting invoices are found on the website). If Lessor is unable to process the invoices electronically, the lessor may mail the invoices to the following address:

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

A proper invoice must include the following:

- Invoice date
- Name of Lessor as shown on the lease
- Lease contract number, building address, and a description, price and quantity of items delivered
- GSA PS Number PS0016541

The person(s) with whom the lease contract is made must sign the invoice if it is not submitted on company letterhead.

The Lessor hereby waives restoration as a result of all tenant improvements covered by this Agreement."

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.

LES	[REDACTED]	TRIS ASSOCIATES LP
BY	[REDACTED]	VICE PRESIDENT
	MOSS	(Title)
ENT	[REDACTED]	100 NORTH CENTRE AVENUE, #502
	(Contracting Officer)	ROCKVILLE CENTRE, NY 11570
		(Address)
UNITED STATES OF AMERICA	[REDACTED]	CONTRACTING OFFICER
(B)	[REDACTED]	GENERAL SERVICES ADMINISTRATION
		819 TAYLOR ST., FT. WORTH, TX 76102
		(Official Title)