

GS-6

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO. <u>23</u></p>	<p>DATE <u>6/3/10</u></p>
<p>TO LEASE NO. GS-07B-16567</p>		
<p>ADDRESS OF PREMISES 8101 Stemmons Dallas, Texas 75247</p>		
<p>THIS AGREEMENT, made and entered into this date by and between ELMAN STEMMONS TRIS ASSOCIATES LP whose address is 100 North Centre Ave., Suite 502 Rockville Centre, NY 11570</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 <u>June 8, 2010</u>, as follows:</p>		
<p>The purpose of this Supplemental Lease Agreement (SLA) is to reflect (1) beginning of the term of the lease, (2) provide for completion of renovations during the first year of the term, (2) reduction in rent for tenant improvements to be paid in lump sum per Supplemental Agreement No. 1, and (3) correct Supplemental Agreement No. 1 to show the paragraph number is 11 (not 27). Paragraphs 2, 6.b and 9 are deleted in their entirety and the following substituted therefore:</p>		
<p>"2. TO HAVE AND TO HOLD said premises with their appurtenances for the term beginning on June 8, 2010, through June 7, 2020, subject to termination and renewal rights as may be hereinafter set forth."</p>		
<p>"6.b. The tenant improvements will be completed in phases; acceptance of the work is expected to occur after the beginning of the term. Restrooms should be completed prior to beginning of the term, but the Government will allow additional time if work is in progress."</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 ELMAN STEMMONS TRIS ASSOCIATES LP</p>		
<p>BY _____ (Signature)</p>	<p>_____ (Title)</p>	
<p>IN PRESENCE OF _____ (Signature)</p>	<p>_____ (Address)</p>	
<p>UNITED STATES OF AMERICA BY _____ (Signature)</p>	<p>CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 TAYLOR ST., FT. WORTH, TX 76102 _____ (Official Title)</p>	

"9. The Government shall pay the Lessor annual rent as follows:
Years 1-5: \$919,427.50 at the rate of \$76,618.96 per month in arrears. Annual rent is comprised of shell rent of \$553,926.75 and operating expenses of \$365,500.75;
Year 6: \$976,240.50 at the rate of \$81,353.38 per month in arrears. Annual rent is comprised of shell rent of \$610,739.75 and operating expenses of \$365,500.75 plus adjustment for CPI as set out elsewhere in the lease;
Year 7: \$1,033,053.50 at the rate of \$86,087.79 per month in arrears. Annual rent is comprised of shell rent of 667,552.75 and operating expenses of \$365,500.75 plus adjustment for CPI as set out elsewhere in the lease;
Year 8: \$1,089,866.50 at the rate of \$90,822.21 per month in arrears. Annual rent is comprised of shell rent of \$724,365.75 and operating expenses of \$365,500.75 plus adjustment for CPI as set out elsewhere in the lease;
Years 9 and 10: \$1,146,679.50 at the rate of \$95,556.63 per month in arrears. Annual rent is comprised of shell rent of \$781,178.75 and operating expenses of \$365,500.75 plus adjustment for CPI as set out elsewhere in the lease;

Rent for less than 1 month shall be prorated. Rent checks shall be made payable to:

Elman Stemmons TRIS Associates, LP
100 North Centre Avenue, Suite 502
Rockville Centre, NY 11570

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.

TRIS ASSOCIATES LP

✓ Elman Stemmons TRIS AP Inc

100 North Centre Avenue
Suite 502
Rockville Centre NY 11570

(Address)

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION
TAYLOR ST. FT. WORTH, TX 76102

(Official Title)