

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT

DATE (when GSA signs)

NO. 6

6/7/2011

TO LEASE NO. **GS-07B-16567**

ADDRESS OF PREMISES 8101 N Stemmons  
Dallas, TX 75230

THIS AGREEMENT, made and entered into this date by and between **Elman Stemmons Tris Associates, LP, a Delaware Limited Partnership**

whose address is: 100 North Centre Avenue, Suite 502  
Rockville Centre, NY 11570-6303

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective **October 1, 2010**, as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 6 is: (1) identify the rooms requiring 24/7 HVAC service controlled by sub-meters, (2) establish the rate for the sub-meters, (3) to establish the hours for which overtime HVAC is provided in the Processing Center. (4) to provide the process for submitting monthly invoices for payment.

1. The following areas require 24/7 HVAC service:
  - a. LAN Room located on the 2<sup>nd</sup> floor (Room 21304) as monitored by sub-meter (Serial #10013165).
  - b. HOLDING CELL located on the 1<sup>st</sup> floor in two (2) sections as monitored by sub-meter (Serial #10013120):  
Section #1: Rooms 10202, 10203, 10204 and 10205  
Section #2: Rooms 10221, 10222 and 10223
2. The rate for the rooms identified above shall be the "actual cost" at the rate charged by the electric company per kilo watt hour plus the Lessor's administration fee Not To Exceed 5%.
3. The Processing Center located on the 1<sup>st</sup> floor (Rooms 10218, 10219, 10220, 10224, 10301, 10306, 10207 and Lobby) requires 24/7 HVAC service. The rate of \$15 per hour for Overtime HVAC as established in Paragraph 6-f of the Lease applies to the Processing Center from 5:00pm to 7:00am, Monday through Friday, weekends and Federal Holidays.
4. Lessor shall submit the monthly invoices for the overtime HVAC to the GSA Contracting Officer Representative at:  
1100 Commerce, Room 720, Dallas, TX 75242-1043

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.

LESSOR Elman Stemmons  
a Delaware Limited Partnership

BY John W. [Redacted]

In the presence of

[Redacted] (Signature) J. SERIA W. A. K. K.

Address:  
100 North Centre Avenue, Suite 502  
Rockville Centre, NY 11570-6303

United States of America

BY [Redacted]

(Signature)

General Services Administration  
1100 Commerce Street, Room 720  
Dallas, TX 75242-1043

Jeff Seria, Contracting Officer