

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2 GS-07B-16648	DATE 9/2/10
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ADDRESS OF PREMISES: 507 N. Pine Street
Woodville, TX 75979-4427

THIS AGREEMENT, made and entered into this date by and between Allison, Martha E.,
whose address is 1025 N Nellius
Woodville, TX 75979-4203

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 full execution of this agreement, by both parties, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to establish beneficial occupancy for the above named lease space.

1. Part I, Section B.6. of GSA Form 3626 is deleted in its entirety and the following is substituted therefore:

"The actual cost to prepare the space for occupancy by the Government and the Lessor's amortization rate for Tenant Improvements total \$26,359.48 shall be amortized through the rent for 5 years at the rate of 6.0%. The total annual cost of Tenant Improvements for the amortization period is \$6,115.23.

Operating Expenses shall be provided in the amount of \$8,720.00 per year, which equals \$4.00 per RSF, and shall adjust annually according to changes in the Consumer Price Index."

Continued on page 2

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

LESSOR: Allison, Martha E.,

BY  _____
owner
(Title)

IN PRESENCE OF _____
(Witness) (Address)

BY  _____
MARY L. HEWSON
CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION
CONTRACTING OFFICER
(Official Title)

2. Part II, Section B.3 of GSA Form 3626 is deleted in its entirety and the following is substituted:

"TO HAVE AND TO HOLD for the term commencing on August 17, 2010 and continuing through August 16, 2020 inclusive. The Government may terminate this lease in whole or in part at any time on or after August 16, 2015, by giving at least ninety (90) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

3. Part II, Section C.5. of GSA Form 3626 is deleted in its entirety and the following is substituted therefore:

"Amount of Annual Rent \$33,692.73"

4. Part II, Section C.6. of GSA Form 3626 is deleted in its entirety and the following is substituted therefore:

"Rate per Month \$2,807.73 "

5. Paragraph 2 of Attachment #4 to GSA Form 3626 Lease No. GS-07B-16648 is deleted in its entirety and the following is substituted therefore:

"The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this Lease. The total amount of this commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph in Attachment 2 to GSA Form 3626, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] and shall be paid in two payments. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in Attachment 2 to GSA Form 3626 attached to and forming a part of this lease.

The shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments.

6. Lessor hereby waives all rights to restoration pertaining to these alterations.

7. All items listed on the attached GSA Form 1204 must be completed with 30 days of the date of execution of this SLA.

All other terms and conditions of the lease shall remain in force and effect.

Initials: MEP & MJA
Lessor Gov't