

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO.

DATE

SLA NO 05

02/16/12

TO LEASE NO.

GS-07B-16689

ADDRESS OF PREMISES

2475 Cliff Creek Crossing Drive  
Dallas, TX 75237

THIS AGREEMENT, made and entered into this date by and between **Dallas Cliff Creek SSA LP** (Former Lessor), and **ARC GSDALTX001, LLC**

whose address is **106 York Rd.  
Jenkintown, PA 19046-3233**

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 October 21, 2011 as follows:

1. ARC GSDALTX001, LLC, Lessor, hereby assumes all the incomplete obligations of Lease GS-07B-16689 as amended, and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after October 21, 2011. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-16689 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease.
2. The Government agrees to accept the furnishings of the aforesaid premises in accordance with the terms, provisions, and conditions of said lease, as amended, reserving however, all the Government's rights against Lessor and Former Lessor.
3. ARC GSDALTX001, LLC, Lessor, waives all rights to payments under subject lease as against the Government arising prior to October 21, 2011.
4. Rent checks shall be made payable to: **ARC GSDALTX001, LLC.  
106 York Rd.  
Jenkintown, PA 19046-3233**
5. Federal Regulations require that Federal payments be made electronically. As a result, any vendor of the Federal Government is required to receive payment by EFT. Please provide the Payee information: Name, Address, City, State, Zip + 4 Code by Address. Note that this is the Payee information that will be incorporated into, and must exactly match, the Supplemental Lease Agreement (as well as CCR information); therefore, please ensure it is correct.
6. ARC GSDALTX001, LLC, Lessor, agrees to complete and return the GSA Form 3518, Representations and Certifications, which will be attached and made a part of this agreement.

(Continued on Page 2 attached hereto and made a part of SLA No. 05 to Lease GS-07B-16689

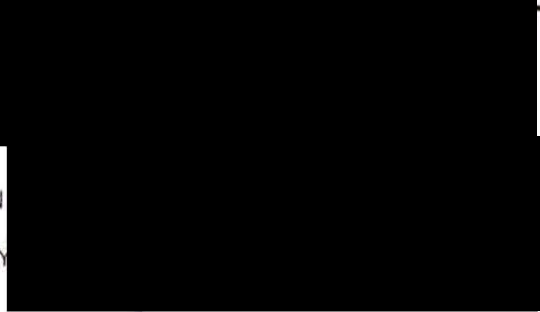
INITIAL	
GOVERNMENT VLC	LESSOR MRC

- 7. ARC GSDALTX001, LLC, Lessor, agrees to register in Dun & Bradstreet, Data Universal Numbering System (DUNS). Dallas Cliff Creek SSA LP, Lessor, also agrees to register in the Central Contractor Registration (CCR) database and update registration annually to maintain an active CCR status through final payment of this lease.
- 8. Dallas Cliff Creek SSA LP, (Former Lessor), confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with the lease, GS-07B-16689, after October 21, 2011.
- 9. Notwithstanding the foregoing, all payments heretofore made by the Government to the Former Lessor and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken.
- 10. ARC GSDALTX001, LLC, (Lessor) agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to ARC GSDALTX001, LLC.

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.


F  
B  
IN  
BY



*Manager of its G.P., Demrock Enterprises  
South Dallas SSA, LLC*  
\_\_\_\_\_  
(Printed Name and Title)

*CATHYRINE L. ROCKETT*  
\_\_\_\_\_  
(Printed Name and Title)

Lessor: ARC GSDALTX001, LLC

By:   
\_\_\_\_\_  
Signature

*William M. Kahane President*  
\_\_\_\_\_  
(Printed Name and Title)

IN PRESENCE OF  
BY:   
\_\_\_\_\_

*Elizabeth Hauson, Executive Assistant*  
\_\_\_\_\_  
(Printed Name and Title)

UNITED STATES OF AMERICA

BY:   
\_\_\_\_\_

Contracting Officer  
General Services Administration  
819 Taylor Street  
Fort Worth, TX 76102  
\_\_\_\_\_  
Official Title

*MRC*