

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16694	DATE 5-19-11	PAGE 1 of 2 plus Exhibit A
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ADDRESS OF PREMISES
Beaumont Tower, 2615 Calder Ave., Beaumont, TX 77702-1986

THIS AGREEMENT, made and entered into this date by and between **BEAUMONT TOWER VENTURE**

whose address is 2615 CALDER AVE., SUITE 1000
BEAUMONT, TX 77702-1986

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

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:


- I. This Supplemental Lease Agreement (SLA) is your Notice to Proceed to furnish and install tenant improvements as required and outlined in SFO No. 7TX2998. The total cost for the tenant improvements is \$947,843.00. Of the \$947,843.00, only \$527,369.25 has been amortized into the rent at 8.0% for 120 months. The Government hereby orders the balance of \$420,473.75.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$420,473.75, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.


Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

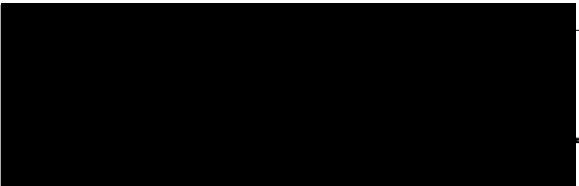
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

	LESSOR	NAME OF SIGNER <i>Dan R. Proctor</i>
	ADDRESS	

	IN PRESENCE OF	NAME OF SIGNER <i>Dina Shipman</i>

	UNITED STATES OF AMERICA	NAME OF SIGNER <i>Daphne E. Hadley</i>
		OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: GSA CONTRACTING OFFICER – DAPHNE HADLEY
819 Taylor Street
Room 5A18
Ft. Worth, TX 76102-0181

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # **PS0020362**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (6 pages).

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR & 
GOVT