

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. GS-07B-16694 DATE 9-6-11 PAGE 1 of 2 plus Exhibit A

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:

1. Effective September 1, 2011, this SLA represents your Notice To Proceed on the requested change orders #1, 2, 3, 4, 5, 6, 7 and 8, in accordance with Exhibit A (8 pages), attached and made part of this Lease. The Lessor shall furnish and install:

- a. Change Order #1 – Back boxes and stub-up, 50' of cable tray in Rm 6, add 12' of cable tray, add outlet box and conduit for camera, 12 Kane screens, totalling \$ [REDACTED]
- b. Change Order #2 – Permit and Bond totalling \$3,234.00 [REDACTED]
- c. Change Order #3 – Rework Coast Guard Wall totalling \$3,509.50 [REDACTED]
- d. Change Order #4 – Open windows, install Kane [REDACTED] totalling \$4,544.00 [REDACTED]
- e. Change Order #5 – Spandrel walls totalling \$30,010.00 [REDACTED]
- f. Change Order #6 – Cabling to parking garage totalling \$2,112 [REDACTED]
- g. Change Order #7 – Evidence Drop Box totalling \$3,638.00 [REDACTED]
- h. Change Order #8 – Deduct one window from Change Order #4 totalling \$1,447.00 deduction [REDACTED]

The Government agrees to pay \$66,667.82 total for the work described in Exhibit A.

The changes identified in Exhibit A are made in accordance with the changes clause of the General Clauses of the lease, section 552.270-14(2), Works and Services.

The change described in the attached Exhibit A pursuant to this SLA shall be maintained by the Lessor during the term of this lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes.

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

[REDACTED] LESSOR
NAME OF SIGNER
Doak Procter, III

ADDRESS
2615 Calder, Suite 1000, Beaumont TX 77702

[REDACTED] IN PRESENCE OF
NAME OF SIGNER
Dina Shipman

ADDRESS
2615 Calder, Suite 1000, Beaumont TX 77702

[REDACTED] UNITED STATES OF AMERICA
NAME OF SIGNER
OFFICIAL TITLE OF SIGNER

2. The Lessor receiving payment for the lump sum charge shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN number "PS0020362" [Invoices submitted without the PDN are immediately returned to the Lessor.] Invoices shall be submitted to the Greater Southwestern 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

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

A proper invoice must include the following:

- Invoice date
- 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.

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

INITIALS:  & 
LESSOR & GOV'T

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