

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT  
**NO. 5**  
(FIVE PAGES)

DATE  
*05/09/12*

**SUPPLEMENTAL LEASE AGREEMENT**

TO LEASE NO.  
**GS-07B-16694**

ADDRESS OF PREMISES     Beaumont Tower  
                                  2615 Calder Avenue  
                                  Beaumont, TX 77702

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

whose address is        2615 Calder Avenue  
                                  Suite 1000  
                                  Beaumont, TX 77702

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

WHEREAS, the parties desire to amend the above Lease for the purpose of providing for the herein described tenant improvements / alterations to the leased premises, on the terms and conditions set forth below; and,

WHEREAS, the purpose of this Supplemental Lease Agreement number four (SLA # 5) is to (a) provide for additional lessor work / alterations relating to the ongoing tenant improvement project at the [redacted] occupied space, and (b) provide for an increase in the lessor's price for the alterations (attributable to the aforementioned changes / additions).

NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as set forth in this SLA # 5, as follows:

**\*\*\* SEE ATTACHED ADDENDUM -- SLA NUMBER FIVE (5) --**

**-- PAGES 2 THROUGH 5**

All other terms and conditions of the lease, including prior SLA(s) relating to the aforementioned ongoing alterations project, shall remain in force and effect.

LESSOR: BEAUMONT TOWER VENTURE, LTD.

BY [redacted] \_\_\_\_\_  
(Signature)

*[Handwritten Signature]*  
\_\_\_\_\_  
(Title)

IN WITNESS WHEREOF  
[redacted] \_\_\_\_\_

*2615 Calder, Suite 1000, Beaumont, TX 77702*  
\_\_\_\_\_  
(Address)

UNITED STATES OF AMERICA

BY [redacted] \_\_\_\_\_

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
819 TAYLOR ST., FT. WORTH, TX 76102  
\_\_\_\_\_  
(Official Title)

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Lessor: Beaumont Tower Venture, Ltd.  
Location: Beaumont, TX

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CONTINUED (ADDENDUM) --

1. Tenant Improvements / Alterations. Lessor is providing alterations *generally* described as "additional card reader", pursuant to SLA # 5. The project requires additional work and/or changes; with the specified Lessor provided goods, services and materials more particularly described on the following attachments to this SLA # 5:
  - A. ADD - Scope of Work (SOW), (entitled "Construction Scope of Work – SFO 7TX2998 – Lease LTX16694) attached to this SLA # 5 as Exhibit "1" (1 page); and
  - B. Lessor's quote (totaling \$2,771.08) attached to this SLA # 5 as Exhibit "2" (1 page):

If a conflict exists with regard to scope of work, the SOW (Exhibit "1") will control.

2. Additional Cost of Tenant Improvements / Alterations. The net additional cost for the tenant improvements / alterations referred to in this SLA # 5 is \$2,771.08 and will be paid in a lump sum payment.
3. Lessor Submission of Invoice for Payment. Upon completion of the work and subsequent inspection / acceptance by the Government, the Lessor shall submit to GSA an invoice(s) for the changes provided in this SLA # 5, which invoice shall be for not more than \$2,771.08 for the alterations. Said invoice(s) shall include the name and address of the Lessor as shown on this document, the lease number, SLA Number, and Pegasys Document Number (PDN). The Lessor is to provide a copy to the Contracting Officer.

PDN / PS #: PS0020362

Lessor should submit invoices electronically on the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov) (instructions for submitting invoices are found on the website). If Lessor is unable to submit / process the invoice electronically, the Lessor may mail the invoice to the following address:

GSA – Greater Southwest Finance Center  
P. O. Box 17181  
Fort Worth, TX 76102

4. Alterations Will Remain Property of Lessor. The tenant improvements / alterations provided for will remain the property of the Lessor and Lessor waives restoration.

INITIALS

GOV'T                      LESSOR

VCJ                      \_\_\_\_\_

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Location: Beaumont, TX

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5. Notice to Proceed. Full execution (execution by both Lessor and the Government) of this SLA will serve as the Government's Notice to Proceed.
  
6. Change Orders. Change Orders must approved by the Contracting Officer.

All other terms and conditions of the lease, including SLA # 5, remain unchanged.

\*\*\* END -- SUPPLEMENTAL LEASE AGREEMENT, FIVE (5) \*\*\*

INITIALS

GOV'T

LESSOR

VC

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