

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-07B-16714	DATE 11/30/2010	PAGE 1 of 1
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ADDRESS OF PREMISES
Beltway Lakes Building Phase I, 5825 North Sam Houston Parkway West, Houston, TX 77086-1533

THIS AGREEMENT, made and entered into this date by and between **RADLER LIMITED PARTNERSHIP**

Whose address is: C/O RADLER ENTERPRISES
5825 NORTH SAM HOUSTON PARKWAY WEST, SUITE 100
HOUSTON, TX 77086

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

WHEREAS, the parties hereto desire to amend the above lease by adding paragraph 25. to approve and 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 the date of execution by the government, as follows: Paragraph 25 is added.

25. The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings, Special Requirements, SFO requirements and the Construction Drawings is \$2,238,872.53. The tenant improvement allowance (\$41.03/ust) in the amount of \$2,066,516.98 will be amortized into rent payment over 120 months at 5.0% interest per year. Therefore, the Government agrees to pay the Lessor a one-time lump sum payment for the tenant improvement overage in the amount of \$172,355.55 which includes a General Conditions fee of 3 percent of Tenant Improvements, a General Contractors fee of 3 percent of Tenant Improvements, a Architectural/Engineering Fee of 6 percent of Construction Cost, a Lessors Project Management Fee of 5 percent of Total Contractors Costs, and reimbursable expenses for the Lease are to be an amount not to exceed \$32,587.00 and shall be reimbursed only after auditable documentation is provided to GSA which clearly indicates the fair and reasonable charge was directly attributable to the Landlords full faith effort to execute the provisions and the requirements of this lease.

A. The original invoice must be submitted directly to the GSA Finance Office at the following address:

**General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 1718 Fort Worth, Texas 76102-0181**


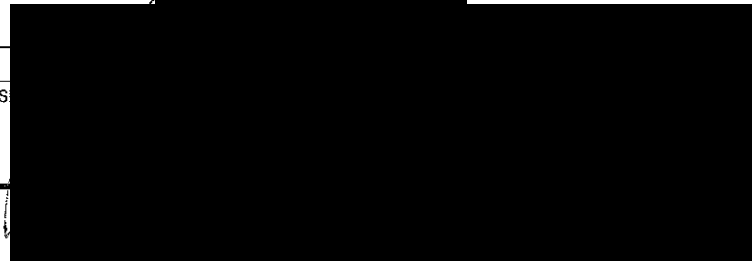
The invoice must be submitted on Lessor letterhead and include an invoice number, the lease number, and GSA PDN #.

No 93309

B. The Tenant Improvement Budget dated 11/14/2010 as attached hereto as Exhibit B is hereby approved;

C. The Landlord is hereby given the Notice to Proceed with construction of the Tenant Improvement under the provisions of the lease as amended.

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

		to subscribed their names as of the date first above written.	
LESSOR		NAME OF SIGNER	
		Mishael H. Radom, President	
ADDRESS 5825 North Sam Houston Parkway West, Suite 100, Houston, TX 77086			
IN PRESENCE OF			
SIGNATURE 		NAME OF SIGNER	
		Sandy Dyson	
AMERICA			
S		NAME OF SIGNER	
		Daphne Hadley	
		OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	