

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-07B-16714	DATE 03/09/2011	PAGE 1 of 2
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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, INC.  
~~530 WELLS FARGO DRIVE SUITE 300~~ 5825 N. SAM HOUSTON PARKWAY WEST, SUITE 100  
 HOUSTON, TX 77090 77086

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

WHEREAS, the parties wish to adjust the approved one-time lump sum payment from \$172,355.55 to \$216,028.50 to provide reimbursement for change orders necessary for the installation of additional security items for the lease space;

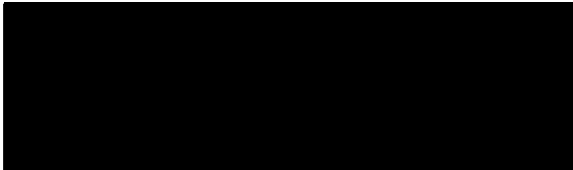
NOW, THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the date of execution by the government, as follows:

I. PARAGRAPH 25. The amount of \$43,672.95 is hereby added to the lump sum payment for tenant improvement overage reimbursement for the approved change orders as follows:

APPROVED CHANGE ORDERS		
1) Upgrade wire mesh:	\$	
2) Add deck-high walls in two rooms:	\$	
3) Backsplash @ break room:	\$	
4) Up-charge for final floor logo:	\$	
5) Provide conduit for security devices:	\$	
6) Relocate/redistribute down lights @ plenum conflict:	\$	
7) Conduit for security devices @ secured parking:	\$	
8) Additional interior signage:	\$	
9) Upgrade gate operator with power backup:	\$	
10) Additional ductwork security bars:	\$	
Subtotal:	\$	41,593.29
5% Mgmt fee:		\$2,079.66
Total Change:		<b>\$43,672.95</b>

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GSA FORM 276 (REV. 8/2006)



unto subscribed their names as of the date first above written.

LESSOR

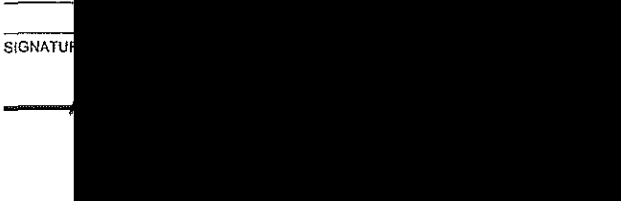
NAME OF SIGNER  
 Michael H. Radom, President

ADDRESS  
 5825 N. Sam Houston Parkway West, Suite 100, Houston, TX 77086

IN PRESENCE OF



NAME OF SIGNER  
 Sandy Dyson



UNITED STATES OF AMERICA  
 NAME OF SIGNER **Daphne Hadley**  
 OFFICIAL TITLE OF SIGNER **CONTRACTING OFFICER**

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 #NO93309.

B. The Tenant Improvement Budget dated 11/14/2010 as attached hereto as Exhibit A 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 of the lease shall remain in force and effect.

INITIALS:  LESSOR

 GOVT