


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 6	DATE 4-26-11
	TO LEASE NO. GS-07B-16714	

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 N 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 agree to supplement the above Lease.
 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:

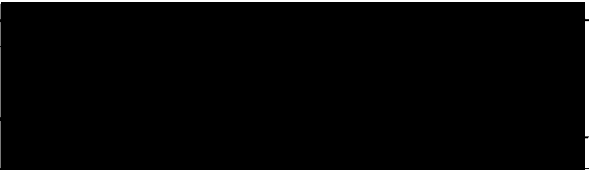
- 1.) To modify the Tenant Improvement Allowance mentioned in Paragraph 25 of SLA 2 and;
- 2.) To withhold \$95.70 from a future invoice submittal and;
- 3.) All other terms and conditions are in full force and effect.

_____ describe their names as of the above date.

 _____ (Signature)	President _____ (Title)
Michael Radon _____ (Printed Name)	

WITNESSED IN THE PRESENCE OF

 _____ (Signature)	5825 N. Sam Houston Pky W #100 _____ (Address)
Sandra Dyson _____ (Printed Name)	Houston, TX 77086 _____ (City, State, Zip)

U B 	GENERAL SERVICES ADMINISTRATION 819 TAYLOR ST WORTH, TX 76102 CONTRACTING OFFICER _____ (Official Title)
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Supplemental Lease Agreement # 6
Beltway Lakes Building Phase I LEASE: GS-07B-16714

- 1.) The total Tenant Improvement cost to produce the space pursuant to the Design Intent Drawings, Special Requirements, SFO requirements and the Construction Drawings is **\$2,432,615.97**. The Tenant Improvement Allowance (\$41.0319/USF) is **\$2,066,612.68** of which **\$1,589,702.06** will be amortized into the rent payments over 120 months at 5% interest per year. Therefore, the Government has agreed to pay the Lessor a one-time lump sum payment for the tenant improvement overage in the total amount of **\$842,813.91**, which includes a General Conditions fee of 3 percent (3%) of Tenant Improvements, a General Contractor fee of 3 percent (3%) of Tenant Improvements, an Architectural/Engineering fee of 6 percent (6%) of Construction Cost, a Lessor's Project Management fee of 5 percent (5%) of Total Contractor's Costs, and reimbursable expenses for the lease.
- 2.) Due to the incorrect amount of Tenant Improvement Allowance stated in SLA 2, the Lessor was overpaid by \$95.70 when the first set of invoices were submitted and processed. Therefore, the Lessor will need to withhold this amount (\$95.70) from a future invoice payment in order to balance the total lump sum payment to equal \$842,813.91.
- 3.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials *MT* Lessor Initials: *[Signature]*