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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT NO. 7 | DATE 5-6-11 |
| | 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 add agency requested changes in accordance with the attached "Exhibit A."
2. To modify the Tenant Improvement Allowance mentioned in Paragraph 25 of SLA 2 and;
2. All other terms and conditions are in full force and effect.

IN WITNESS WHEREOF, the undersigned, as of the above date.


BY  (Signature) President (Title)

To Michael Radom (Printed Name)

WITNESSED IN THE PRESENCE OF

 (Signature) 5825 N. Sam Houston Pky W #100 (Address)

Sanlea Dyson (Printed Name) Houston, TX 77086 (City, State, Zip)

UNITED STATES OF AMERICA
BY  GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST
WORTH, TX 76102
CONTRACTING OFFICER
(Official Title)

Supplemental Lease Agreement # 7
Beltway Lakes Building Phase I LEASE: GS-07B-16714

1. The amount of **\$13,666.86** is hereby added to the lump sum payment for tenant improvement overage reimbursement for the approved change orders as follows and attached as "Exhibit A".
 - a. Paint Touch Up - [REDACTED]
 - b. Supply and install TV mounts (26 mounts) - [REDACTED]
 - c. Grommets for conference table (14) - [REDACTED]
 - d. Add wire mold in Office 4.076 - [REDACTED]
 - e. Add electrical outlet 3.006 - [REDACTED]
 - f. Hardwire Conference Room Tables - [REDACTED]
 - g. GC Fee and General Conditions - [REDACTED]
 - h. Supervision by Owner - [REDACTED]
 - i. Lessor's management fee - [REDACTED]
 - j. Correction of TI Overage per SLA #6 - [REDACTED]
2. The total cost of the Tenant Improvements (TIs) is increased from **\$2,432,615.67** to **\$2,446,282.83**. The lessor and the Government agree that a lump-sum payment will be made for the added work identified above in the amount of **\$13,666.86**. Payment will be made after inspection and acceptance by the Government.
3. The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. Invoices shall reference number **PS0019152** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If the Lessor is unable to process this invoice electronically, and invoice may be mailed to:
 - The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.finance.gsa.gov. If you are unable to process the invoice electronically you may mail the original invoice to the following address:

GSA, Greater Finance Center
FAS and PBS Payment Division (7BCP)
P O Box 17181
Fort Worth, TX 76102-0181

Gov't Initials ph Lessor Initials: [Signature]