



SUPPLEMENTAL LEASE AGREEMENT
Number 1

Lease Number: GS-07B-16805 Date: 10/17/12

Address of Premises: Gaslight Center, 2422 East Tyler Ave., Harlingen, TX 78550-7468

THIS AGREEMENT, made and entered into this date by and between JRA INTERESTS, LTD.

Whose address is: 2110 S JOHN REDDITT DR
LUFKIN, TX 75904-5422

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

WHEREAS the parties hereto desire to amend the above Lease to assign responsibility for drafting Design Intent Drawings to the Lessor as part of the Tenant Improvement Allowance.

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:

Solicitation for Offers 7TX2003 dated October 28, 2009, and attached to the Lease as Exhibit A, is hereby amended to delete and replace Paragraph 5.12, "Construction Schedule and Acceptance of Tenant Improvements (Mar 2007)," Subparagraph B, "Design Intent Drawings," with the following:

1. "The Lessor shall prepare, as part of the Tenant Improvement Allowance, and provide to the Government, for the Government's approval, design intent drawings detailing the Tenant Improvements to be made by the Lessor within the Government-demised area. The Government shall use best efforts to coordinate the provision of such information and details as required by the Lessor's architect to complete such drawings in a timely manner. Design intent drawings, for the purposes of this lease, are defined as fully-dimensioned drawings of the leased space which consist of enough information to prepare construction drawings including: 1) furniture, wall, door, and built-in millwork locations; telephone, electrical, and data outlet types and locations; and repositioned sprinklers, ceilings, and lighting, where impacted; 2) specifications necessary for calculation of electrical and HVAC loads; and 3) all finish and signage selections. Design intent drawings shall be due from the Lessor within 30 working days from execution of Supplemental Lease Agreement Number 1 to Lease GS-07B-16805."

Continued on Sheet 2, attached hereto and made a part of the lease.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: JRA INTERESTS, LTD.

[Redacted signature]

President of Gen'l Partner
(Title)

In Presence of

[Redacted signature]

DUNCAN PROPERTY MANAGEMENT
2110 S. JOHN REDDITT DR.
LUFKIN, TX 75904
(Address)

United States General Services Administration, Public Buildings Service.

[Redacted signature]

GARRETT GORDON C.O.
(Official Title)


2. *Review.* "The Government retains the right to review, approve, and request modifications (if necessary) to the Lessor's design intent drawings prior to the Lessor's commencement of working/construction drawings. The Government's review and approval of the drawings is limited as to the drawings' conformance to the specific requirements of the SFO and the agency's needs as they apply to the specific leased space. The Government shall perform all reviews of design intent drawings within 10 working days of receipt of such from Lessor. Should the Government require that modifications be made to the Lessor's design intent drawings before approval can be granted, the Government shall state as such in writing to the Lessor, and the Lessor shall have 5 working days to cure all noted defects before returning the design intent drawings to the Government for a subsequent review. Upon approval of the design intent drawings, a notice to proceed shall be transmitted to the Lessor, and the Lessor shall commence working/construction drawings for the space. At the sole discretion of the Government, the Lessor may be required to submit a budget proposal, based on the Tenant Improvements and associated work as shown on the design intent drawings. This budget proposal shall be completed within 10 working days of the Government's request. Delay of receipt of such proposal shall result in a Lessor delay."

3. The Government shall pay the Lessor a total of [REDACTED] per 3,850 RSF) to prepare design intent drawings including the initial layout (up to two (2) revisions) per Paragraph 5.12.B.1 of the SFO No. 7TX2003 as a part of the amortized Tenant Improvement cost. The total Tenant Improvement cost shall be determined and mutually agreed to per the lease contract.

All other terms and conditions of the lease shall remain in force and effect.


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INITIALS:



Lessor

&



Government