

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 2	DATE 8-15-11
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO: GS-07B-16815	

ADDRESS OF PREMISES: 510 North Valley Drive, Waco, TX 76710

THIS AGREEMENT, made and entered into this date by and between SPECIALTY PROPERTY, LTD

whose address is: 900 Austin Avenue,
Waco, TX 76701-1902

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

WHEREAS, the parties hereto desire to amend the above lease to issue the Notice to Proceed to commence work on the tenant improvements.

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. The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements depicted and according to the Construction Drawing created by RBDR Architects dated June 3, 2011 and is attached as Exhibit B. The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the Solicitation for Offer under "Construction Schedule and Acceptance of Tenant Improvements, Review of Working/Construction Drawings." This Supplemental Lease Agreement does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings.
2. This SLA is your Notice to Proceed to furnish and install tenant improvements as required by Lease **GS-07B-16815**, representing the Government's requirements for approximately 4,081 rentable square feet (r.s.f.), yielding approximately 3,530 ANSI/BOMA Office Area square feet and related space located at 510 North Valley Mills Drive, Waco, TX 76710. The total tenant improvement cost of \$258,027.00 exceeds the tenant improvement allowance established into the lease agreement of \$131,951.40. Upon completion and acceptance of space by the Government the Government shall reimburse the landlord a total of \$126,075.60 to be paid in a lump sum payment upon submittal of proper invoice to the GSA Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.gsa.finance.gov. If you are unable to process the invoice electronically, you may mail the invoice to the following address:

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

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
3. Building address, and a description, price and quantity of the items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it
5. GSA PS # _____

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

Sheet 2 of Supplemental Lease Agreement No. 2 to Lease GS-07B-16815

3. The Government approved price dated July 29, 2011 is attached and hereby incorporated into the Lease as Exhibit A (Page 1 attached below).
4. The Lessor hereby waives restoration as a result of all improvements.
All other terms and conditions remain in full force and effect.

Continued on Sheet 3 and 4, attached hereto and made a part of the Lease.

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

LESSOR: SPECIALTY PROPERTY LTD

BY _____

(Signature)

President to General Partner

(Title)

IN P _____

(Signature)

VP to General Partner

(Title)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST

Contracting Officer