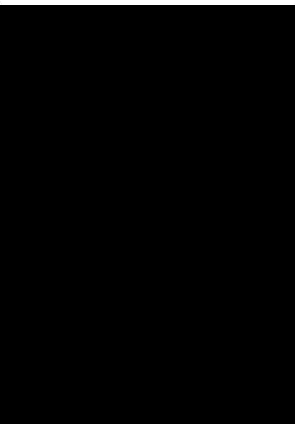
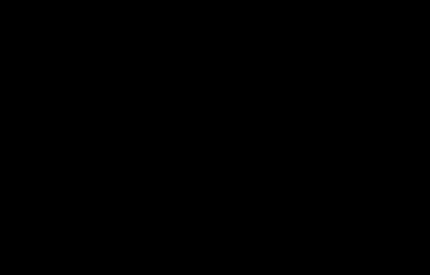


<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 2</p>	<p>DATE <u>3/5/12</u></p>
<p>TO LEASE NO. GS-07B-16844</p>		
<p>ADDRESS OF PREMISES: 1777 NE Loop San Antonio, TX 78217</p>		
<p>THIS AGREEMENT, made and entered into this date by and between ELJOAN, INC. whose address is 1777 NE Loop 410, STE 202, San Antonio, TX 78217</p>		
<p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;</p>		
<p>WHEREAS, the parties hereto agree to supplement the above Lease.</p>		
<p>1.) To restate the annual rental amounts; and 2.) establish the base cost of services; and 3.) all other terms and conditions are in full force and effect.</p>		
<p align="center">See Attached</p>		
<p>IN WITNESS WHEREOF, the parties hereto have subscribed their names as of the above date.</p>		
<p>BY: ELJOAN</p>		<p align="center"><u>PRINCIPAL</u> Title</p>
<p>Signature</p>	<p><u>JORGE L. SEVILLA</u> Printed Name</p>	
<p>UN</p>		<p><u>1777 NE Loop 410, suite 202</u> (Address) <u>San Antonio, TX 78217</u> City, State, Zip</p>
<p>CA</p>	<p>Contracting Officer (Official Title)</p>	<p>General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102</p>

Supplemental Lease Agreement No. 2

GS-07B-16844

1777 NE Loop 410
San Antonio, TX 78217

1.) The Government shall pay the Lessor annual rent as follows:

From January 1, 2012 through December 31, 2016 the total annual rent shall be \$46,670.53 at the rate of \$3,889.21 paid monthly in arrears. The total annual rent consists of Operating Costs of \$12,955.18 plus annual CPI adjustments as stated in the Solicitation For Offer, and annual Tenant Improvement costs of \$9,249.47. The total Tenant Improvement cost of \$39,980.00 will be amortized for 60 months at 5.885% interest.

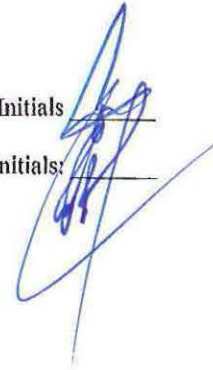
From January 1, 2017 through December 31, 2021 the total annual rent shall be \$50,782.50 at the rate of \$4,231.88 paid monthly in arrears. The total annual rent consists of Operating Costs of \$14,647.93 plus annual CPI adjustments as stated in the Solicitation For Offer.

2.) Base year for escalations will remain January 2012. The operating base effective January 1, 2012, will be based on 1,946 usf at \$11,170.04 (1,946usf x \$5.74 per usf). The 2012 CPI will be based upon \$12,955.18.

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

Gov't Initials _____

Lessor Initials: _____

A large, stylized handwritten signature in blue ink is written over the signature lines for both the Government and the Lessor.