

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-07B-16876	DATE	PAGE 1 of 3
ADDRESS OF PREMISES 12515-7 Research Blvd., Austin, TX 78759-2251			

THIS AGREEMENT, made and entered into this date by and between **RP Property Owner, LP** whose address is

11766 Wilshire Blvd.
Suite 1450
Los Angeles, CA 90025-6570

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

WHEREAS, the parties hereto desire to amend the above Lease dated April 19, 2011.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to incorporate into the lease Change Orders 1-17.

1. This serves as the official approval for change orders numbered one (1) through seventeen (17), in the amount not to exceed \$426,443.49. This amount shall include all materials, labor, and overhead, as described further in Lessor's change order proposals, to complete the work to the Government's satisfaction as attached in Exhibit A.

Upon completion, inspection, and approval of the work by the Government, the Lessor shall be paid via a one-time lump sum payment not to exceed \$426,443.49 upon substantial completion and acceptance of the space by the Government. The proposals for change orders one (1) through seventeen (17) are hereby made a part of the lease. These change orders consist of the following:

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE	NAME OF SIGNER
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ADDRESS

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
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ADDRESS

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

<u>Item</u>	<u>Description of Work</u>	<u>Cost</u>
Change Order 1	Agency Selected Alternates	
Change Order 2A	Design Revisions PR#1	
Change Order 2B	Expedite Door Frames	
Change Order 2C	CMU Partitions	DELETED
Change Order 3	SHELL	0
Change Order 4	Exit Lights	
Change Order 5	RFI 8 – Mechanical Sleeves	
Change Order 6	RFI Responses 25-29	
Change Order 7	Change Carpet to SDT in Rm 312	
Change Order 8	SHELL	0
Change Order 9		DELETED
Change Order 10	Cable Tray Changes	
Change Order 11	RFI 46 – Expansion Joint EMT Fittings	
Change Order 12A	RFI 19 – TV Outlets	
Change Order 12B	SHELL	0
Change Order 13	RFI 19 – Door Conduit Diagram	
Change Order 14	SHELL	0
Change Order 15	Expedited Security Grills	
Change Order 16	Wall Conflicts w/ Med. Pressure HVAC Duct	
Change Order 17	Furniture Coordination Drawings	
3% Project Management Fee		\$12,109.87
Total		\$426,443.49

The Government shall reimburse the Lessor via a lump sum payment not to exceed \$426,443.49 upon receipt of an original invoice. This additional lump sum payment increases the agency's total lump sum made to \$1,272,172.75. The Lessor shall not construct any tenant improvements not approved in writing by the Contracting Officer.

Invoice for payment shall be submitted directly to:

GSA Greater Southwest Finance Center electronically on the Finance Website at www.finance.gsa.gov.

Lessors who are unable to process the invoice electronically, may mail the original invoice to the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, TX 76102-0181

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A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Jamie Simpson
819 Taylor Street, Room 5A18
Fort Worth, TX 76102

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address; and a description, price, and quantity of the items delivered
- GSA PS#:

The invoice must be submitted on company letterhead.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Full execution of this agreement by the Government will serve as the Lessor's Notice to Proceed.

Change orders or variances to the scope of work, without obtaining approval in writing by the Government's Contracting Officer, may be rejected by the Government.

The Lessor hereby waives restoration as a result of all improvements.

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