

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16886	DATE 3.1.12	PAGE 1 of 2
ADDRESS OF PREMISES 1122 N. University Drive, Suite G-3, Nacogdoches, TX 75961-4227			

THIS AGREEMENT, made and entered into this date by and between **University Mall Realty Ltd.** whose address is

15400 Knoll Trail Drive
Suite 350
Dallas, TX 75248-7023

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 order tenant improvements which exceed the Tenant Improvement Allowance and to provide the Lessor with a Notice to Proceed with the Tenant Improvements.

The purpose of this Supplement Lease Agreement One (1) is to provide the Notice to Proceed for the Tenant Improvement Construction Budget.

Per the executed Lease Agreement dated April 25, 2011, the Lessor agreed to provide the Government with a reimbursable Tenant Improvement Allowance (TIA) in the amount of \$45,650.44. The Government also agreed to reimburse Lessor via a lump sum payment of any costs, based on Government-approved Design Intent Drawings (DIDs), in excess of the TIA. Total cost for the tenant improvements, per the lowest Lessor-provided bid dated December 30, 2011, are \$137,636.00 and exceed the TIA by \$91,985.56.

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

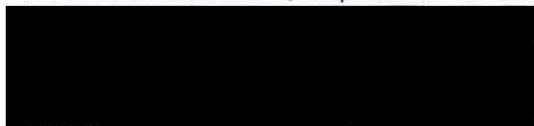

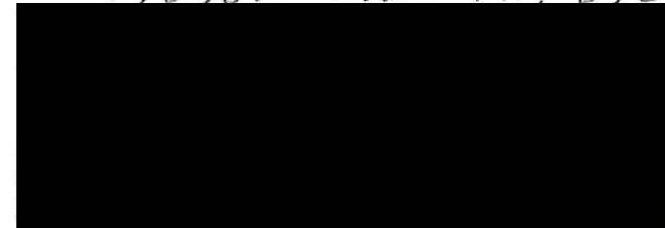
The Lessor shall provide space alterations in consideration of the TIA, as well as a lump sum payment no to exceed \$91,985.56. Space alterations shall be provided in accordance with the approved DIDs

Upon completion, inspection, and acceptance of the space, including the Tenant Improvements, the Government shall reimburse the Lessor via a lump sum payment not to exceed \$91,985.56, upon receipt of an original invoice.

Invoice for the final lump sum payment, in the amount of \$91,985.56 shall be submitted directly to:

(Continued on Page 2)

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

		LESSOR	NAME OF SIGNER David Salomon
		ADDRESS 15400 Knoll TR, Ste 350, Dallas, TX 75248	
		IN PRESENCE OF	NAME OF SIGNER GENA HUNST
		ADDRESS 15400 Knoll TR, Ste 350, Dallas, TX 75248	
		UNITED STATES OF AMERICA	NAME OF SIGNER Eduardo O. Perez
			OFFICIAL TITLE OF SIGNER Contracting Officer

GSA Greater Southwest Finance Center electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, must mail the invoices to the following address:

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

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

General Services Administration
Attn: Me'Chaela Buford
819 Taylor Street, Room 5A18
Fort Worth, TX 76102

A proper invoice must be submitted on company letterhead and 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 Government approved Design Intent Drawings, which formed the basis for the tenant improvement cost, are hereby incorporated into the lease as Exhibit A to this SLA, and consists of 2 pages.

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

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.