

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16904	DATE 8-24-2011	PAGE 1 of 2
ADDRESS OF PREMISES HANGAR 7, 2606 S. 10 TH STREET, MCALLEN, TX 78503-3196			

THIS AGREEMENT, made and entered into this date by and between **MCCREERY AVIATION CO., INC.**

whose address is **2400 S 10TH ST
MCALLEN, TX 78503-3144**

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 Accept the Premises on August 4, 2011, commence rent, and clarify the terms for painting the space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 4, 2011, as follows:

1. A total of 1,689 rentable square feet (RSF) of hangar and related space, which yields 1,667 ANSI/BOMA Office Area square feet (ABOASF) of space consisting of Hangar 7 and Office C-3 as depicted on the floor plan of Lease Exhibit "B" at HANGAR 7, 2606 S. 10TH STREET, MCALLEN, TX 78503-3196 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are two (2) surface parking spaces for exclusive use of Government employees and patrons.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **August 4, 2011** and continuing through **August 3, 2021**, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of **\$14,699.13** paid monthly in arrears for years one (1) through five (5) and annual rent of **\$16,894.71** paid monthly in arrears for years six (6) through (10).


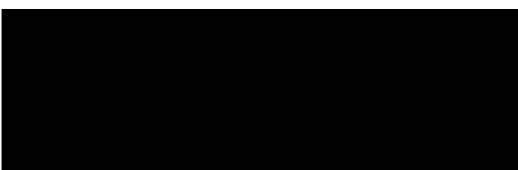
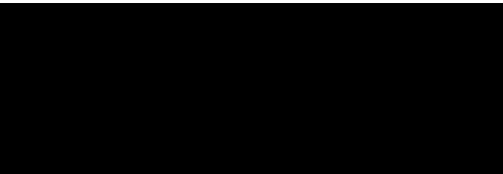
Rent for a lesser period shall be prorated. Rent shall be made payable to:

**MCCREERY AVIATION CO., INC.
2400 S 10TH ST
MCALLEN, TX 78503-3144**

4. The Government may terminate this lease in whole or in part at any time on or after **August 4, 2016** by giving at least **90 days'** notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

(Continued on Page 2)

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

	LESSOR: MCCREERY AVIATION CO., INC.	
		NAME OF SIGNER Robert McCreery
2400 S 10 th Street, McAllen, TX 78503-3144		
	IN PRESENCE OF	
		NAME OF SIGNER Magaly Placencia
	UNITED STATES OF AMERICA	
		NAME OF SIGNER Nancy Lopez
		OFFICIAL TITLE OF SIGNER Leasing Contracting Officer

5. The Lessor and the Broker have agreed to a cooperating lease commission of 5% of the aggregate firm term value of this lease valued at \$16,400.00. The total amount of the commission is \$820.00. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with Form L-101-A, Paragraph VI, "Broker Commission and Commission Credit", the Broker has agreed to forgo 4% of the commission that it is entitled to receive in connection with this lease transaction. The Commission Credit is \$328.00 and shall be credited in two equal amounts of \$164.00 over the first two monthly rent payments. Notwithstanding Paragraph 3 of this Supplemental Lease Agreement, the firm term rental payments shall be reduced to fully re-capture this Commission Credit. The reduction shall commence with the first month and continue as indicated as follows:

First Month's Rental Payment shall be \$439.97 (or the monthly payment of \$1,224.00 minus rent credit of \$784.00).

Second Month's Rental Payment shall be \$439.97 (or the monthly payment of \$1,224.00 minus rent credit of \$784.00).

NOTE: Commissions and/or credits are treated as confidential financial information and are not for public disclosure. The information is not for use for any other purpose than that for which is provided without consent of the GSA Lease Contracting Officer.

6. The Lessor shall provide keys to the Government after re-keying the office door locks within seven (7) calendar days from acceptance or August 11, 2011.
7. All other terms and conditions shall remain in full force and effect.