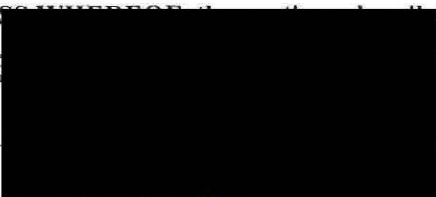


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO 4	DATE <u>5/23/12</u>
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-07B-16919	
ADDRESS OF PREMISES: MetCenter, Building 5, 7600 Metropolis Drive, Austin, TX 78744-1613		
<p>THIS AGREEMENT, made and entered into this date by and between NGP V Austin TX LLC</p> <p>whose address is 1650 Tysons Blvd. Suite 200 McLean, VA 22102</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>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on March 15, 2012 as follows:</p> <ol style="list-style-type: none"> 1) To provide for a Notice to Proceed for Change Orders (C/R's) 1, 2, 3, 4, 5, 6, 7 and 8. 2) To change the total cost of the Tenant Improvements. 3) To provide for the payment of the total Tenant Improvement Cost. 4) To delete Supplemental Lease Agreement #1 in its entirety. 5) All other terms and conditions are in full force and effect. <p><i>Continued on next page.</i></p>		
IN WITNESS WHEREOF, the parties have hereunto set their names as of the above date.		
Lessor: NGP Signature _____ <u>Alphonse Indrullo</u> Printed Name	 <u>Manager</u> Title	
Wit _____ Signature _____ <u>DAVID D. KENT</u> Printed Name	<u>1650 TYSONS BLVD STE 200</u> Address <u>MCLEAN VA 22102</u> City, State, Zip	
UNITED STATES OF AMERICA Garbett Gordon	Lease Contracting Officer Official Title	

Supplemental Lease Agreement No. 4
GS-07B-16919
MetCenter, Building 5, 7600 Metropolis Drive
Austin, TX 78744-1613

1.) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed with the Alterations required in C/R's 1, 2, 3, 4, 5, 6, 7 and 8 as they relate to the Tenant Improvement Scope of Work, all of which are depicted in the attached Exhibit A. C/R's 1, 2, 3, 4, 5, 6, 7 and 8 result in an overall cost reduction of \$44,077.00. Following is a breakdown of the change orders:

Change Order	Cost
1	No cost
2	No cost
3	\$ 11,433.00
4	\$ 25,730.00
5	\$ 7,040.00
6	\$(117,451.00)
7	\$ 24,334.00
8	\$ 4,837.00
Total	\$ (44,077.00)

2.) The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$6,970,489.32 to \$6,926,412.32 [$\$6,970,489.32 - \$44,077.00 = \$6,926,412.32$]. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements covered by change orders #3,4,5,6,7, and 8, by the anticipated date of completion.

3.) The Government shall reimburse the Lessor via lump sum payment in the amount of \$2,277,043.67 [$\$2,321,120.67 - \$44,077.00 = \$2,277,043.67$], which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer. The balance of the Tenant Improvements, in the amount of \$4,649,368.65, shall be amortized through the rent for 10 years at the rate of 7.31%. The total annual cost of Tenant Improvements for the amortization period shall be \$656,746.43.

To submit for payment of the lump-sum-payment, the Lessor agrees to provide to the Government an invoice printed on the same letterhead as the named on this lease, which shall include the Lease number, building address, and the price and quantity of the items delivered. **The invoice shall reference the number PS0022411** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service center at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

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

The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Leasing Specialist at the following address:

General Services Administration
ATTN: Michael Sianan
 819 Taylor Street, Room 5A18
 Fort Worth, TX 76102
 Direct 817-978-1504

4.) The Government and Lessor agree that Supplemental Lease Agreement #1 was never issued and is therefore deleted in its entirety.

5.) All other terms and conditions of the Lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: