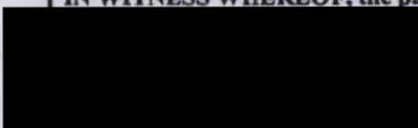
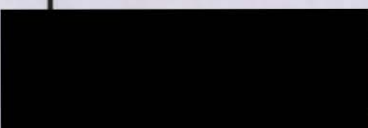
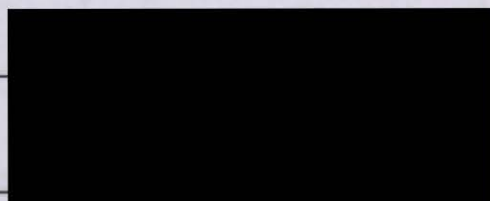
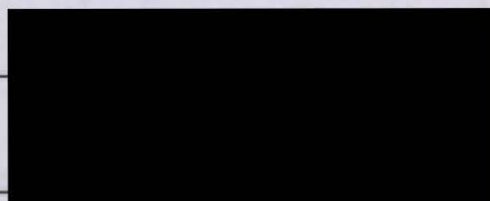
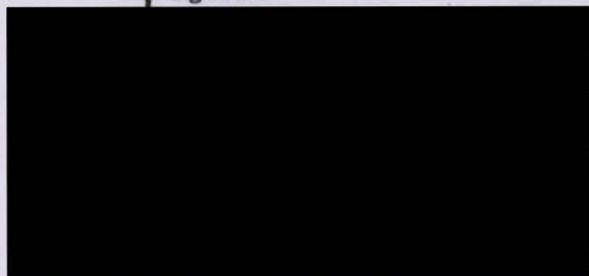


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE 2.8.12
	TO LEASE NO GS-07B-16951	
ADDRESS OF PREMISES: 6800 Burseson Road, Austin, Texas 78744-2306		
THIS AGREEMENT, made and entered into this date by and between. 2189 Bergstrom Tech whose address is 6800 Burseson Road, Austin, Texas 78744-2306 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government: WHEREAS , the parties hereto agree to supplement the above Lease. 1.) To accept the tenant improvements as completed and; 2.) establish the Commencement Date of the lease rental payments; and 3.) establish the square footages of the leased space; and 4.) provide the annual rental amounts; and 5.) establish the Governments percentage of occupancy; and 6.) establish the reduction amount for vacant space; and 7.) all other terms and conditions are in full force and effect. <p style="text-align: center;">See Attached</p>		
IN WITNESS WHEREOF , the parties subscribe their names as of the above date.		
 Signature	By. Dexia Real Estate Capital markets, its Sole member Les Kotas, Managing Director Printed Name	Managing Director Title
 Signature	 Signature	 City, State, Zip
 Signature Thomas Ben	General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer (Official Title)	

Supplemental Lease Agreement No. 1

GS-07B-16951

6800 Burleson Road
Austin, Texas 78744-2306

- 1.) The Government accepts the leased space and tenant improvements as complete on February 1, 2012
- 2.) The total term of the lease agreement is ten (10) years with a firm term of five (5) years. The commencement date of the rental shall begin on February 1, 2012 and shall expire on January 31, 2022.
- 3.) The office space square footage shall be 9,200 rentable square feet yielding 8,000 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From February 1, 2012 through January 31, 2022 the total annual rental shall be \$181,700.00 at the rate of \$15,141.67 paid monthly in arrears. The total annual rent consists of annual Shell Costs of \$114,448.00 and annual Operating Costs of \$67,252.00.
- 5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 3.355% (9,200 Rentable Square Footage, (RSF) /274,231 RSF) and the new Base Year for taxes shall be the taxes in the year of 2011.
- 6.) The Government's adjustment of vacant space shall be a reduction of \$3.00/ABOA.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials th

Lessor Initials: lh