

**SUPPLEMENTAL LEASE AMENDMENT**

AMENDMENT NO. 2	TO LEASE NO. GS-07B-16992	DATE 8.23.12	PAGE 1 of 3
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ADDRESS OF PREMISES  
7800 IH 10 WEST, SAN ANTONIO, TX 78230-4700

THIS AGREEMENT, made and entered into this date by and between FROST NATIONAL BANK TRUSTEE

whose address is 7800 IH 10 WEST, STE 435  
SAN ANTONIO, TX 78230-4761

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

The Purpose of this Supplemental Lease Agreement (SLA) No. 2 is to expand the amount of leased space, to incorporate the Government approved design intent drawings into the Lease, and to issue the Notice to Proceed.

I.) The Lessor hereby leases to the Government an additional 3,721 rentable square feet (RSF) yielding 3,212 ANSI BOMA office area (ABOA) square feet. (See attached floor plan of the expansion space.)

The anticipated total space to be occupied is 52,751 rentable square feet (RSF) / 45,530 ABOA of office space.

II.) The Government shall increase the total annual rental rate paid to the Lessor by \$82,792.25. Rental rate includes shell and operating costs. The operating cost base is increased by \$21,842.27. The rent will be adjusted annually for operation costs adjustments. Tenant improvements are negotiated as included.

(Continued on Page 2)

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names and seals.	
LESSOR: FROST NATIONAL BANK TRUSTEE	
SIGNATURE	
ADDRESS	

SIGNATURE	IN PRESENCE OF	NAME OF SIGNER
		Teresa Corbin
ADDRESS	9311 San Pedro, Suite 850, San Antonio, TX 78216	

SIGNATURE	UNITED STATES OF AMERICA	NAME OF SIGNER
		Ed Perez
		OFFICIAL TITLE OF SIGNER
		Contracting Officer



III.) Lessor agrees to deliver alterations as required and outlined in Exhibit A, The Government-approved design intent drawings (revised July 2, 2012), now hereby attached and made apart of the Lease. Lessor is providing improvements shown in the attached Exhibit A at own expense within 60 days of full execution of this Supplemental Lease Agreement.

Upon completion and acceptance by the Government, a subsequent SLA will be created to commence the rental payments to restate the terms for the entire Lease, to include the expansion area. The anticipated date of the completion of all the Tenant Improvements as of the date of this Supplemental Lease Agreement is October 21, 2012.

V.) **Unauthorized Tenant Improvements:**

All questions pertaining to this Lease shall be referred, in writing, to the Contracting Officer of the General Services Administration (GSA) or his/her designee. The Government's occupant of the leased premises is not authorized to administer this Lease or make commitments to the Lessor that are not followed-up with a written agreement to the Lease. GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or any other cost authorized, in writing, by the GSA Contracting Officer. The Lessor will not be reimbursed for any services not provided for in this Lease, including but not limited to; repairs, changes in scope of work, alterations, and overtime services without the written authorization of a Contracting Officer. If Lessor delivers space with Tenant Improvements not authorized, in writing, by the GSA Contracting Officer, then the Lessor shall not be entitled to compensation or payment.

VI.) **Floor Plans after Occupancy**

A.) The Lessor shall provide the Government with Computer-Aided Design (CAD) files of "as-built floor plans" showing the space under Lease, as well as corridors, stairways, and core areas to the Contracting Officer. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is DWG.

B.) Clean and purged files shall be submitted on CD-ROM. They shall be labeled with building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and phone number.

IV.) 11 parking spaces are included with this expansion space at no additional cost to the Government.

V.) The changes described above and in the attached Exhibit pursuant to this SLA shall be maintained by the Lessor during the term of the Lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes.

VI.) The Government waives the requirement of recarpeting of the leased expansion space at the fifth year of the lease. The Government also acknowledges that security window film for the expansion space is not included in the negotiated Tenant Improvement.

VII.) All other terms and conditions shall remain in full force and effect.

INITIALS:

 &   
LESSOR & GOVT