

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-07B-16993 (LTX16993)	DATE 1/27/12	PAGE 1 of 2 plus Exhibit A
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ADDRESS OF PREMISES
Cedar Bend Professional Center, at 12309 N. Mopac Expressway, Austin, TX 78758-2403

THIS AGREEMENT, made and entered into this date by and between 12301 N. Mopac, LTD,

whose address is 4330 Gaines Ranch Loop, Ste 100
AUSTIN, TX 78735-6734

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 issue a notice to proceed.

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:

- I. This Supplemental Lease Agreement (SLA) is your Notice to Proceed to furnish and install tenant improvements as required and outlined in SFO No. 7TX2808. The total cost for the tenant improvements is \$1,469,431.88. Of the \$1,469,431.88, only \$1,218,675.84 has been amortized into the rent at 6.0% for 120 months. The Government hereby orders the balance of \$250,756.04.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$250,756.04, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

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

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

LESSOR

[Redacted]	NAME OF SIGNER <i>Steven A. Yousterna</i>
<i>4330 Gaines Ranch Loop, Suite 100</i> <i>Austin, TX 78735</i>	
[Redacted]	NAME OF SIGNER
[Redacted]	NAME OF SIGNER <i>Kristine Danielson</i>
[Redacted]	OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>

HFFANY MORGAN MESSICK
Notary Public, State of Texas
My Commission Expires
August 29, 2015

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

General Services Administration
Attn: GSA CONTRACTING OFFICER – KRISTINE DANIELSON
200 NW 4th Street
Room 4050
Oklahoma City, OK 73102

A proper invoice must 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 PDN # PS0022565

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (2 pages).

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:



LESSOR

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GOVT