

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. GS-07B-17057

ADDRESS OF PREMISES 220 W. Hillside Road, Laredo, TX 78041

THIS AGREEMENT, made and entered into this date by and between Palacios Cerda & Associates Realty CO whose address is 220 W. Hillside Road, Ste 3C, Laredo, TX 78041-6903

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 October 5, 2012, as follows:

- 1.) To incorporate the GSA approved Design Intent Drawings dated August 30, 2012 created by G.A. Palacios Construction L.C. for Lease Number GS-07B-17057 consisting of 1 page for the build-out of the leased space located at 220 W. Hillside Road, Laredo, TX 78041.
- 2.) Upon full execution and delivery of this Lease Amendment the Lessor can consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date of completion and acceptance by the Government is on or before December 4, 2012 (within 43 working days per Section 4.01 SCHEDULE FOR COMPLETION OF SPACE of Lease No. GS-07B-17057).
- 3.) The Lessor and the Government have agreed that the total cost of the Tenant Improvements is \$6,044.00. It is agreed that the total cost of the Tenant Improvements shall be amortized over the first five (5) years of the term of the lease agreement and paid monthly in arrears at an annual interest rate of five percent (5%). 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 by the anticipated date of completion.


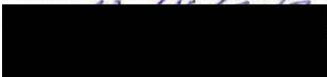
Any changes of the Construction Drawings which result in a financial adjustment of any type must be approved, in writing, by the GSA Contracting Officer.

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Lease Amendment.

- 4.) All other terms and conditions of the Lease shall remain in force and effect.

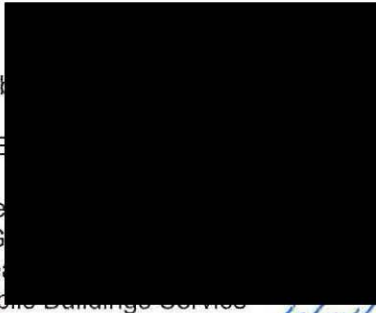
IN WITNESS WHEREOF, the parties subscribed their names as of the

FOR THE LESSOR

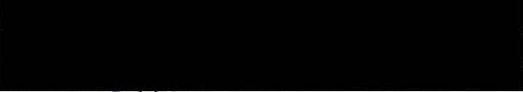
Signature: 
Name: _____
Title: OWNER
Entity Name: Palacios Cerda & Associates Realty CO
Date: 

P/owner

FOR THE

Signature: 
Name: G
Title: Le
GSA, Public Buildings Service
Date: 10/24/12

WITNE

Signature: 
Name: _____
Title: _____
Date: 10/16/12

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IN WITNESS WHEREOF, the parties subscribed their names as of the

FOR THE

Signature

Name: GARCIA A Palacios

Title: Owner

Palacios Cerda & Associates Realty CO

Signature

Name: [Redacted]

Title: Owner

FOR THE

Signature

Name: G

Title: Le

GSA, Public Buildings Service

Date: 10/24/12

WITNES

Signature

Name: [Redacted]

Title: Sec.

Date: 10/11/12