

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-07B-17057
ADDRESS OF PREMISES 220 W Hillside Rd Laredo, TX 78041	PDN Number:

THIS AGREEMENT, made and entered into this date by and between PALACIOS CERDA & ASSOCIATES REALTY CO

whose address is: 220 W. Hillside Rd 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 November 27, 2012 as follows:


- 1.) To accept the tenant improvements as completed and;
- 2.) Establish the Commencement Date of the lease; and
- 3.) Establish the square footages of the leased space; and
- 4.) Provide the annual rental amounts; and
- 5.) Establish Broker Commission; and
- 6.) Address Supplemental Lease Agreement replacement language; and
- 7.) All other terms and conditions are in full force and effect.

This Lease Amendment contains 2 pages.

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 below:

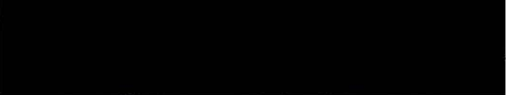
FOR

FOR THE

Signature: 
 Name: Palacios Cerda & Associates
 Title: owners
 Entity Name: Palacios, Cerda & Assoc
 Date: 12/18/12

Signature: 
 Name: _____
 Title: _____
 GSA, Public Buildings Service, Leasing Division
 Date: 1/24/13

WITNESSES

Signature: 
 Name: _____
 Title: _____
 Date: 12/18/12

- 1.) The Government accepts the leased space on November 27, 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 November 27, 2012 and shall expire on November 26, 2022.
- 3.) The office space square footage shall be 2,884 rentable square feet yielding 2,508 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From November 27, 2012 through November 26, 2017 the total annual rental shall be \$47,442.27 at the rate of \$3,953.52 paid monthly in arrears. The total annual rent consists of annual operating costs of \$15,919.68, shell rent annual cost of \$30,153.90, and amortized tenant improvement annual cost of \$1,368.69.

From November 27, 2017 through November 26, 2022 the total annual rental shall be \$51,693.17 at the rate of \$4,307.76 paid monthly in arrears. The total annual rent consists of annual Operating Costs \$15,919.68, and shell annual cost of \$35,773.49.
- 5.) In accordance with SFO Paragraph 2.5, "Broker Commission and Commission Credit," Jones Lang LaSalle Americas, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. There is no broker commission credit due to the Government on this lease.
- 6.) Use of the GSA Form 276, Supplemental Lease Agreement (SLA) has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall now be construed to mean "Lease Amendment."
- 7.) All other terms and conditions remain in full force and effect

INITIALS: SAP / me LESSOR & [Signature] GOV'T