

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-07P-LTX17210
ADDRESS OF PREMISES [Redacted] Warehouse 225 S. Vermillion Ave. Brownsville, TX 78521-6880	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **Warehouse Group I, LTD.**

whose address is: 1100 N Expressway 83, Ste. E,  
Brownsville, TX 78521-1407

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:

- 1) Accept the tenant improvements as substantially completed;
- 2) Provide the annual rental amounts; and
- 3) Restate the parking requirements.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 2, 2014, as follows:

- 1) The tenant improvements have been *substantially* completed and the government accepts the leased space on September 2, 2014.

(Continued on the next page...)

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS [Redacted] their names as of the below date.

FOR THE [Redacted]

FOR THE [Redacted]

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public Buildings Service,  
Date: 1/27/2015

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]  
Name: LINDA P. LARSEN  
Title: Office Mgr/Realtor  
Date: 1/30/2014

2) Sub-Paragraph A. under Paragraph "1.03 RENT AND OTHER CONSIDERATIONS" of Lease Number GS-07P-LTX17210 (GSA Form L202) shall be deleted and replaced with the following:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	(FIRM TERM) SEPTEMBER 2, 2014 TO OCTOBER 1, 2023	(NON FIRM TERM) OCTOBER 2, 2023 TO OCTOBER 1, 2028
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$171,046.00	\$171,046.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 15,329.17	\$ 0.00
OPERATING COSTS <sup>3</sup>	\$ 77,301.00	\$ 77,301.00
<b>TOTAL ANNUAL RENT</b>	<b>\$263,676.17</b>	<b>\$248,347.00</b>


<sup>1</sup>Shell rent (Firm Term) calculation: \$6.1087857 per RSF multiplied by 28,000 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$102,820.79 is amortized at a rate of 7.0 percent per annum over the remaining firm term, which is 9.0833 years (109 months).

<sup>3</sup>Operating Costs rent calculation: \$2.76075 per RSF multiplied by 28,000 RSF.

3) In accordance with Sub-Paragraph A. Parking under Paragraph "1.02 EXPRESS APPURTENANT RIGHTS" of Lease Number GS-07P-LTX17210 (GSA Form L202), the Lessor shall provide 48 surface parking spaces at no additional cost to the Government.

INITIALS:

  
LESSOR

&

  
GOV'T