GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1	
LEASE AMENDMENT	TO LEASE NO. LTX17219	
ADDRESS OF PREMISES 2021 Woodward Street Austin, TX 78741-7805	PDN Number:	

THIS AGREEMENT, made and entered into this date by and between

whose address is:

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 as follows: Paragraph 1.03 (A), 1.04, 1.05, & 1.14 are hereby deleted in their entirety and the following substituted therefore:

# 1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

A.	The Government shall pay the Lessor annual rent, pay	yable in monthly installments in arrears, at the following rat	tes:

	FIRM TERM	NON FIRM TERM	
	ANNUAL RENT	ANNUAL RENT	
SHELL RENT	\$1,203,043.27	\$1,355,990.41	
TENANT IMPROVEMENTS RENT	\$00.00	\$0.00	
OPERATING COSTS	\$119,603.83	\$119,603.83	
BUILDING SPECIFIC AMORTIZED CAPITAL	\$00.00	\$00.00	
PARKING	\$00.00	\$00.00	
TOTAL ANNUAL RENT	\$1,322,647.10	\$1,475,594.24	

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 date.

# FOR THE LESSOR:

WITNESSED

Signature: Name: Title:

Date:

Signature:	
Name:	SALL SMAN
Title:	PRESIDENT
Entity Name:	ORI INC., CRINEVAL Partner
Date:	Joine 4, 2013

June 4, 2013	Date:	June 1
FOR THE LESSOR BY:		
	_	
JUNE 6, 2013	COTTESMAN	

# FOR THE GOVERNMENT Signature: Name: Title: Lease Contracting Onicer GSA, Public Buildings Service, Date: June 18, 2013

# 1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. JONES LANG LASALLE AMERICAS, INC. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only **Control** of the Commission will be payable to JONES LANG LASALLE AMERICAS, INC. with the remaining **Control**, which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$110,220.59 minus prorated Commission Credit of the equals adjusted 1st Month's Rent.\*
\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

### 1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

## 1.14 REAL ESTATE TAX BASE (JUN 2012)

The Base Year for Real Estate Taxes is 2012.

INITIALS:

Lease Amendment Form 09/12