

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1  TO LEASE NO. GS-07P-LTX17398
ADDRESS OF PREMISES  1015 Jackson Keller Road San Antonio, TX 78213	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between Ten Fifteen Jackson Keller Partners, LP

whose address is: 13455 Noel Road, Suite 410, Dallas, TX 75240

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

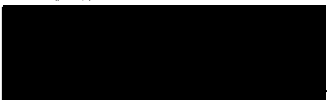
1. Replace Exhibit A of the Lease;
2. Establish the square footages of the leased space;
3. Provide the annual rental amounts;
4. Establish the Governments Percentage of Occupancy;
5. Establish the Base for the Operating Cost adjustment;
6. State the Broker Commission and the Commission Credit;
7. All other terms and conditions of the lease shall remain in full force and effect.

1. Floor Plan(s) Exhibit A of the Lease is deleted in its entirety and replaced with the attached Exhibit A Expanded Floor Plan(s).


This Lease Amendment contains 6 pages including Exhibit A.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

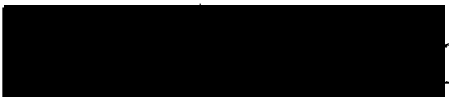
**FOR THE LESSOR:**

Signature:   
 Name: Matt Nune  
 Title: Vice President  
 Entity Name: Ten Fifteen Jackson Keller Partners, LP  
 Date: 10-19-15

**FOR THE GOVERNMENT:**

Signature:   
 Name: Robert J. [Redacted]  
 Title: Senior Lease Contracting Officer  
GSA, Public Buildings Service, Region 7  
 Date: 2/23/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Kelly Morris  
 Title: Bookkeeper  
 Date: 10/20/15

2. The leased premise square footage shall be **38,756** Rentable Square Feet (RSF) yielding **37,154** ANSI/BOMA Office Area (ABOA) as depicted in Exhibit A.

3. The Government shall pay the Lessor annual rent as follows:

From month 1 of lease commencement through month 60, the total annual rental shall be **\$1,085,332.51**. The total annual rent consists of annual Shell Rent of **\$572,038.56**, annual Operating Costs of **\$185,641.24** plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of **\$306,164.30**, and annual Building Specific Amortized Capital (BSAC) of **\$21,488.41**.

From month 61 through month ~~96~~ <sup>BSG</sup>, the total annual rent shall be **\$757,679.80**. The total annual rent consists of Shell Rent of **\$572,038.56** and Operating Costs of **\$185,641.24** plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of **\$0.00**, and annual Building Specific Amortized Capital (BSAC) of **\$0.00**.

From month 97 through month 120, the total annual rent shall be **\$796,435.80**. The total annual rent consists of Shell Rent of **\$610,794.56** and Operating Costs of **\$185,641.24** plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of **\$0.00**, and annual Building Specific Amortized Capital (BSAC) of **\$0.00**.

4. The Percentage of Occupancy for Tax Reimbursement purposes shall be: **100.0%** (38,756 RSF/38,756 RSF).
5. In accordance with the Lease paragraph 1.15 entitled "Operating Cost Base", the escalation base shall be **\$185,641.24 (\$4.79 X 38,756 RSF)**.
6. DTZ Americas, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. 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. Only [REDACTED] of the Commission, will be payable to DTZ Americas, Inc. with the remaining [REDACTED] 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.

Notwithstanding the "Rent and Other Consideration" paragraph of the 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 full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment **\$90,444.38** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment **\$90,444.38** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

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

INITIALS: Mg & BSG  
LESSOR GOV'T