

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LTX17153
ADDRESS OF PREMISES  2590 Oakmont Dr., Suite 610, Round Rock, TX 78665-1040	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between Chandler Creek, LP whose address is: 260 E. Baker St., Suite 100, Costa Mesa, CA 92626-4579

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to supplement the above Lease.

NOW THEREFORE, these parties for consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution as follows:

- 1.) To Establish the Broker Commission and Commission Credit
- 2.) All other terms and conditions are in full force and effect.



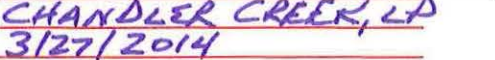
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 15, 2014 as follows:

This Lease Amendment contains 2 pages.

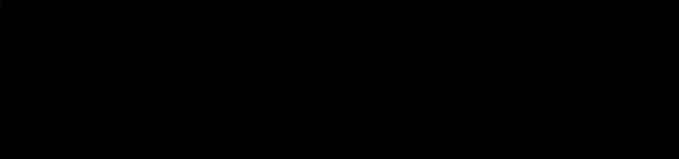
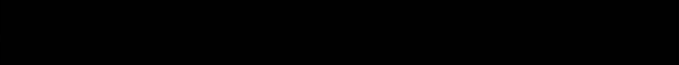
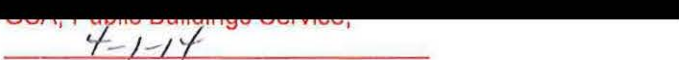
All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribe their names as of the above



**FOR THE LESSOR:**

Signature:   
Name:   
Title:   
Entity Name: CHANDLER CREEK, LP  
Date: 3/27/2014

**FOR THE GOVERNMENT:**

Signature:   
Name:   
Title:   
Date: 4-1-14

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name:   
Title: DIRECTOR OF PROPERTY MGMT.  
Date: 3/27/2014

1.) Section 1.04 of the Lease described as BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012) is deleted in its entirety and replaced with the following:

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)**

A. **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.

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 \$14,852.57 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Full Month's Rent.\*

Month 2 Rental Payment \$14,852.57 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Full Month's Rent.\*

Month 3 Rental Payment \$14,852.57 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3<sup>rd</sup> Full Month's Rent.\*

Month 4 Rental Payment \$14,852.57 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4<sup>th</sup> Full Month's Rent.\*

\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

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

INITIALS: BBB & [Signature]  
LESSOR GOVT