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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | LEASE AMENDMENT No. 8 |
| | TO LEASE NO. GS-07P-LTX-17188 |
| LEASE AMENDMENT | |
| ADDRESS OF PREMISES SATURN ONE 18050 SATURN LANE, SUITE 240 NASSAU BAY, TX 77058 | PDN Number – PS0032885 |

THIS AMENDMENT is made and entered into between Griffin Partners NB Office I LP

whose address is: 1177 West Loop South, Suite 1750
Houston, TX 77027

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.) You are hereby authorized to proceed with Change Order No. 32 attached as Exhibit 'A' in the total amount not to exceed [REDACTED] Total cost includes all Lessor fees, overhead and profit. Per this Lease Amendment the Change Orders have been reviewed and found fair and reasonable.

You are hereby authorized to proceed with the construction of tenant improvement for the following changes:

| C/O # | Date | Description | Amount |
|-------|---------|-----------------|------------|
| 32 | 4/28/16 | [REDACTED] | [REDACTED] |
| | | Lessor's PM Fee | [REDACTED] |
| | | TOTAL | [REDACTED] |

The total amount (lump sum payment) of [REDACTED] will be paid in a one-time lump sum payment the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Office or designated representative.

This Lease Amendment contains 4 pages including Exhibit 'A'

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

FOR THE LESSOR:

Signature: [REDACTED]
Name: FRED B. GRIFFIN
Title: V.P.
Entity Name: GRIFFIN PARTNERS NB OFFICE I LP
Date: 5/14/16

[REDACTED SIGNATURE]

WITN

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: [REDACTED]

Regarding the lump sum payment for this project, please follow these instructions:

The original invoice must be submitted directly to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy provided to the GSA Project Manager. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address General Services Administration, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX, 76102-0181

The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0032885

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Project Manager at the following address:

General Services Administration
ATTN: Cindy Bartel
819 Taylor St, Room 11A01
Fort Worth, TX 76102

INITIALS:

CB
LESSOR

& [Signature]
GOVT