

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE JUL 14 1993

NO. 6

TO LEASE NO.

GS- 04B-31130

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES Corporate Square
10, 11, and 12 Corporate Square Boulevard
Atlanta, Georgia 30309

THIS AGREEMENT, made and entered into this date by and between HALLWOOD REAL ESTATE INVESTORS
FUND XV

whose address is 3710 Rawlins, Suite 1500
Dallas, TX 75219-4235

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 June 15, 1993, as follows:

1. Paragraph 2 of SF-2 is amended as follows:

TO HAVE AND TO HOLD SAID premises with their appurtenances for the term
beginning on April 26, 1993, through April 25, 2013, subject to termination
rights, for 110,000 net usable square feet of space, and for the term
beginning June 15, 1993, through April 25, 2013, subject to termination
rights, for 32,670 net usable square feet of space.

2. Paragraph 9 of SF-2 is amended as follows:

110,000 nuf @ \$13.50 psf = \$1,485,000.00
(effective April 26, 1993)

4,124 nuf @ \$13.50 psf = \$ 55,674.00
(effective June 15, 1993)

28,546 nuf @ \$13.80 psf = \$ 393,934.80
(effective June 15, 1993)

TOTAL ANNUAL RENT \$1,934,608.80
TOTAL MONTHLY RENT \$ 161,217.40

The Government shall pay the Lessor annual rent in monthly payments of
\$161,217.40, in arrears.

[Continued on page 2 of 4]

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 above date.

LESSOR HALLWOOD REAL ESTATE INVESTORS FUND XV,
A DELAWARE GENERAL PARTNERSHIP

BY

(Signature)

RICHARD D. STILOVICH / Title Agent for
Hallwood Management Company

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY

(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

(Official Title)

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Supplemental Lease Agreement No. 6
GS-04B-31130

Signature Block

LANDLORD:

Hallwood Real Estate Investors Fund XV, a
Delaware general partnership

BY: Hallwood Management Company, As Agent

NAME:

[Signature]

TITLE:

Regional Director

DATE:

7/15/97

[Signature]

Rent checks shall be made payable to:

Hallwood Real Estate Investors Fund XV
c/o Hallwood Management Company
3 Corporate Square, Suite 315
Atlanta, Georgia 30329

3. Paragraph 10 of SF-2 is amended as follows:

The Government may terminate this lease in full or in part at any time on or after April 26, 2003, by giving at least 180 days notice in writing to the Lessor and no rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

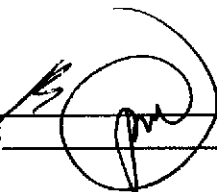
4. The Lessor agrees to complete the attached "Construction Punchlist" on Building 10 not later than July 16, 1993, at no cost to the Government.

5. As a result of the mutual measurement in Building 10 Corporate Square, Atlanta, Georgia, the net usable square footage is 28,546 NUSF. The Beneficial Occupancy date as determined by the Government is June 15, 1993, for 28,546 NUSF.

The following will identify the location of space as a result of the mutual measurement of Buildings 10, 11 and 12. The Government now occupies 100% of all three buildings.

BUILDING NO.	SLA NO.	NUSF OCCUPIED
10-1st Floor	SLA #3	13,602 Entire Floor
10-2nd Floor	SLA #3	14,944 Entire Floor
11-1st Floor	Original Lease	13,209 Entire Floor
11-2nd Floor	Original Lease and SLA#2	14,755 Entire Floor
12-1st Floor	Original Lease	15,840 Entire Floor
12-2nd Floor	Original Lease	17,580 Entire Floor
12-3rd Floor	Original Lease	17,580 Entire Floor
12-4th Floor	Original Lease	17,580 Entire Floor
12-5th Floor	Original Lease	17,580 Entire Floor
TOTAL		142,670 NUSF

Initials: Lessor
Government



6. The parties agree to the Lump Sum Reimbursable amount of \$27,929.45 based on an inspection by the Government and the Lessor. The following quantities of newly provided and installed items are as follows:

ITEM	QUANTITY	COST EACH	TOTAL
a. Incandescent Downlights	32		
b. Folding Partition	18		
c. [REDACTED]	34		
d. Dedicated Electrical Duplex Outlet	47		
e. Dedicated Electrical Quadplex Outlets	8		
f. Wiremold G-3000 Surface Metal Raceway (6 feet of wiremold in rent) The [REDACTED] represents 14 feet of wiremold.			
g. Junction Boxes			
Single Circuit	12		
Three Circuit	15		
TOTAL DUE LESSOR			\$ 27,929.45

7. The parties agree to the Unit Cost Adjustment in the amount of \$55,070.00 based on an inspection by the Government and the Lessor. The following quantities of newly provided and installed items are as follows:

ITEM	SFO BASE	ACTUAL	EXCESS	UNIT COST	TOTAL
a. Ceiling High Partition STC 37	714 LF	3030	2,316		
b. Slab to Slab Partition STC 40	47 LF	157.5	110.5		

Initials: Lessor _____
Government _____

[Handwritten signature]

c. Slab to Slab Partition STC 50	47 LF	160	113
d. Slab to Slab Partition Adjustment STC 50 less STC 40	-0-	86	86
e. Solid Core Interior Door	82	121	39

TOTAL DUE LESSOR \$ 55,070.00

Signature: Lessor _____, Date _____
Government _____, Date _____