

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 13

July 7, 2003

TO LEASE NO.

GS-04B-31130

ADDRESS OF PREMISES One Corporate Square
One Corporate Boulevard
Atlanta, GA 30329-2013

THIS AGREEMENT, made and entered into this day by and between Hallwood Real Estate Investors Fund XV

whose address is: 3710 Rawlins Street, Suite 1500, Dallas, TX 75219

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, as follows:

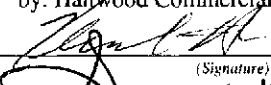
- 1) The Government shall lease from Lessor approximately 37,554 Rentable Square Feet (RSF)/34,140 Usable Square Feet (USF) of expansion space (the "Expansion Space"), in Building One Corporate Square, One Corporate Boulevard, Atlanta, GA 30329.
- 2) Effective July 2, 2003, construction complete, Certificate of Occupancy provided and space accepted. The Government agrees to pay the Lessor a rental rate of \$18.21 RSF in which \$15.00 is amortized over the remaining firm term (58 months) at a 6% interest rate for tenant improvements for the Expansion Space. SLA #12 stated the Tenant Improvement Allowance (TIA) would be amortized over 59 months, thus the slight increase. Due to the construction completion date of July 2, 2003, the TIA will be amortized over 58 months, thus increasing the monthly amortization amount from \$3.21 RSF to \$3.26 RSF.
- 3) The Government shall pay the Lessor annual rent for the remaining term (reference SLA #6), monthly, in arrears, for the Expansion Space only (37,554 RSF), as follows.

<u>TERM</u>	<u>RATE</u>	<u>ANNUAL RENT</u>
Approximately 07/02/2003 – 04/25/2008	\$18.21 PRSF	\$683,858.34
Approximately 04/26/2008 – 04/25/2013	\$18.16 PRSF	\$681,980.64

[CONTINUED ON PAGE 2 OF 2]

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

LESSOR Hallwood Real Estate Investors Fund XV
by: Hallwood Commercial Real Estate, LLC as agent

BY  (Signature)

IN PRESENCE OF  (Witness)

UNITED STATES OF AMERICA

BY  (Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

PAGE 2 OF 2
LEASE CONTRACT NO. GS-04B-31130
SUPPLEMENTAL LEASE AGREEMENT NO. 13

This rent is in addition to the rent payable for the premises excluding the Expansion Space. Total rent payable for the premises including the remaining term of the existing lease and the Expansion Space (201,624 RSF) hereunder is as follows:

<u>TERM</u>	<u>RATE</u>	<u>ANNUAL RENT</u>
Approximately 06/13/2003 – 04/25/2008	\$13.70 PRSF	\$2,762,248.80
Approximately 04/26/2008 – 04/25/2013	\$13.65 PRSF	\$2,752,418.93

	
GOVERNMENT	LESSOR