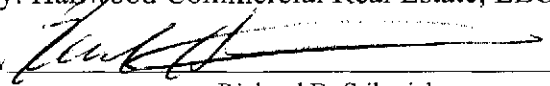
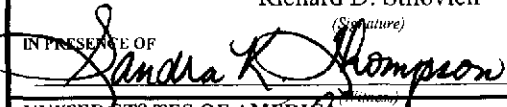
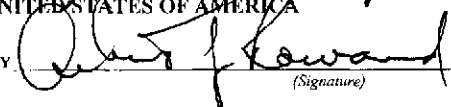


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO. 11</b> TO LEASE NO. <b>GS-04B-31130</b>	DATE <b>March 8, 2001</b> PAGE <b>1 OF 1</b>
ADDRESS OF PREMISES <b>Corporate Square, 10, 11 &amp; 12 Corporate Square Boulevard, Atlanta, GA 30329</b>		
<p>THIS AGREEMENT, made and entered into this day by and between: <b>Hallwood Real Estate Investors Fund XV</b></p> <p>whose address is <b>3710 Rawlins, Suite 1500,</b>  <b>Dallas, TX 75219-4236</b></p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p> <ol style="list-style-type: none"> <li>1. SFO Paragraph 5.3 entitled <b>PAINTING</b> is hereby amended, and the lessor agrees to begin immediately to repaint the entire premises. The color scheme, work schedule and moving and replacing of the furniture will be coordinated with the tenant agency. The space must be repainted at least every five (5) years, and the public areas must be repainted at least every three (3) years.</li> <li>2. SFO Paragraph 5.14 entitled <b>CARPET: REPLACEMENT</b> is hereby amended, and the lessor agrees to begin immediately the required carpet replacement, in accordance with the stated minimum specifications. The color scheme, work schedule, and moving and replacing of the furniture will be coordinated with the tenant agency. The lessor will not be required to replace the carpet again during the original lease term unless the backing or underlayment is exposed, or there are noticeable variations in surface color or texture.</li> <li>3. SF2 Paragraph 10 is hereby deleted in its entirety and replaced with the following Paragraph 10:          The Government may terminate this lease, in full or in part, at any time on or after April 26, 2008, by giving at least 180 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.</li> </ol> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<b>LESSOR Hallwood Real Estate Investors Fund XV</b> by: <b>Hallwood Commercial Real Estate, LLC as agent</b> BY  <b>3/8/01</b> Richard D. Stilovich (Signature)	<b>Regional Director</b> _____ (Title) _____ (Address)	
IN PRESENCE OF  <b>Sandra K. Thompson</b> (Signature)	<b>Albert J. Rowand</b> <b>Contracting Officer, General Services Administration</b> (Official Title)	
<b>UNITED STATES OF AMERICA</b> BY  (Signature)		