



Supplemental Lease Agreement #5  
Lease GS-07B-16682  
Fairmont Business Center, 11810 Fairmont Parkway, Suite 400, La Porte, TX 77507

- 1) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements referenced as follows:
  - o change order #27 in the amount of \$1,716.95 as depicted on the attached Exhibit "A" consisting of 6 pages.
  - o change order #28 in the amount of \$8,398.95 as depicted on the attached Exhibit "B" consisting of 11 pages.
  - o change order #30 in the amount of \$1,351.25 as depicted on the attached Exhibit "C" consisting of 1 page.
  - o change order #31 in the amount of \$3,680.00 as depicted on the attached Exhibit "D" consisting of 1 page.
- 2) Upon full execution and delivery of this SLA, the Lessor can consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date of completion and acceptance by the Government is on or before September 15, 2011.
- 3) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$561,123.10 to \$576,270.25. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit, and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion.

Any changes to the Construction Drawings referenced in SLA #1 which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

A portion of the Tenant Improvement costs, \$414,187.56, shall be amortized over the first seven (7) year firm term of the lease agreement at an interest rate of seven and three quarters percent (7.75%), paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$76,849.78, paid monthly in arrears in the amount of \$6,404.15 and shall be part of the total monthly rental payment.

The remaining balance of the total cost of the Tenant Improvements is \$162,082.69 [\$576,270.25 – \$414,187.56] and shall be paid by a lump-sum-payment upon the substantial completion and acceptance by the Government of the tenant improvements necessary to finish the interior of the leased space. All fees, permits, and architectural plans are the responsibility of the Lessor and are included in the lump-sum-payment amount.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, and shall include the Lease number, building address, price, and quantity of the items delivered. The invoice shall reference the number PS0020030 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

General Services Administration  
**ATTN: Don Day**  
819 Taylor St., Room 5A18  
Fort Worth, TX 76102

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent SLA.

- 4) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials \_\_\_\_\_

Lessor Initials: \_\_\_\_\_