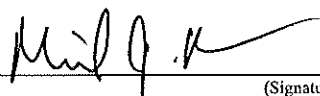
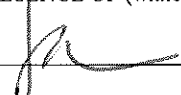
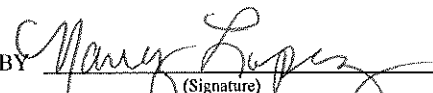


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.5	DATE 2/29/2012																								
TO LEASE NO: GS-07B-16696																										
ADDRESS OF PREMISES: Parc 114- Building 6, 6615 North Belt Line Road, Irving, Texas, 75063-6065																										
<p>THIS AGREEMENT, made and entered into this date by and between Orix JS Parc 114, LP,</p> <p>whose address is: 100 North Riverside Plaza, Chicago, IL 60606</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, 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, effective, September 23, 2011, as follows:</p> <p>The purpose of this Supplemental Lease Agreement (SLA) number 5 is to correct the building name for the space occupied, to establish the Lease commencement date and term, clarify the rental rate, Government termination rights, the allowance overage, and commission credit.</p> <p>Paragraph 1 is deleted in its entirety and the following substituted therefore:</p> <p>1. The Lessor hereby leases to the Government the following described premises: 28,417 rentable square feet (rsf), yielding approximately 22,998 ANSI/BOMA square feet of warehouse space and approximately 5,419 ANSI/BOMA Office Area square feet and related space located at Parc 114- Building 6, 6615 North Belt Line Road, Irving, Texas 75063-6065 (more particularly described as Attachment A, the "Premises" used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION, together with five (5) onsite reserved and secured parking spaces (see Attachment B, the "Site Plan").</p> <p>Paragraph 2 is deleted in its entirety and the following substituted therefore:</p> <p>2. TO HAVE AND TO HOLD the said Premises, with their appurtenances for the term commencing on September 23, 2011 through September 22, 2026 for fifteen (15) years, ten (10) years firm term, subject to termination and renewal rights as maybe hereinafter set forth.</p> <p>Paragraph 3 is deleted in its entirety and the following substituted therefore:</p> <p>3. Rental Rate: The Government shall pay the Lessor annual rent per the table below per month in arrears. Rent for a lesser period shall be prorated.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th>Annual Rent (yrs 1-5)</th> <th>Annual rent (yrs 6-10)</th> <th>Annual Rent (yrs 11-15)</th> </tr> </thead> <tbody> <tr> <td>Shell Rental Rate</td> <td>\$559,206.51</td> <td>\$614,904.10</td> <td>\$690,166.52</td> </tr> <tr> <td>TI Rental Rate</td> <td>\$45,249.47</td> <td>\$45,249.47</td> <td>\$0</td> </tr> <tr> <td>Building Specific Security</td> <td>\$26,574.41</td> <td>\$26,574.41</td> <td>\$0</td> </tr> <tr> <td>Operating Cost Rate</td> <td>\$179,027.10</td> <td>\$179,027.10</td> <td>\$179,027.10</td> </tr> <tr> <td>Full Service Rent</td> <td>\$810,057.49</td> <td>\$865,755.08</td> <td>\$869,193.62</td> </tr> </tbody> </table> <p>Included in the full service rent is the tenant improvement allowance of \$297,672.40 amortized over the ten (10) year firm term of the lease at an interest rate (amortization rate) of 9.0% per year. The Building-Specific Security in the amount of \$174,819.00 is amortized over the ten (10) year firm term of the lease at an interest rate (amortization rate) of 9.0% per year.</p> <p>In accordance with the Debt Collection Improvement Act, effective July 27, 1996, Electronic Funds Transfer (EFT) shall be made payable to Orix JS Parc 114, LP, 1717 Main Street, Suite 900, Dallas, TX 75201</p>				Annual Rent (yrs 1-5)	Annual rent (yrs 6-10)	Annual Rent (yrs 11-15)	Shell Rental Rate	\$559,206.51	\$614,904.10	\$690,166.52	TI Rental Rate	\$45,249.47	\$45,249.47	\$0	Building Specific Security	\$26,574.41	\$26,574.41	\$0	Operating Cost Rate	\$179,027.10	\$179,027.10	\$179,027.10	Full Service Rent	\$810,057.49	\$865,755.08	\$869,193.62
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<p>IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.</p> <p>LESSOR: Orix JS Parc 114, LP</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p>BY <u></u> (Signature)</p> </div> <div style="width: 45%;"> <p><u>Michael J. Moran, Authorized Signatory</u> (Print Name and Official title)</p> </div> </div> <p>IN PRESENCE OF (witnessed by):</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p><u></u> (Signature)</p> </div> <div style="width: 45%;"> <p><u>[Redacted]</u> (Print Name and address)</p> </div> </div>																										
<p>UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;"> <p>BY <u></u> (Signature)</p> </div> <div style="width: 45%;"> <p><u>Nancy Lopez</u> Lease Contracting Officer (Official title)</p> </div> </div>																										

Paragraph 4 is deleted in its entirety and the following substituted therefore:

4. The Government may terminate this lease at any time after September 22, 2021 by giving at least (90) days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 17 is amended as follows:

17. Tenant Improvement Overage:

Pursuant to Paragraph 3.3 Tenant Improvement Rental Adjustment, of the SFO, the Government agrees to reimburse the Lessor for the tenant improvement overage in the amount of \$2,741,775.61. The Lessor shall seek reimbursement by submitting an invoice directly to the GSA Finance office electronically on the Finance website at www.finance.gsa.gov. The invoice must reference GSA PDN# PS0018619.

Paragraph 23 is deleted in its entirety and the following substituted therefore:

23. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of years 1-10 of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$67,504.79 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$67,504.79 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$67,504.79 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$67,504.79 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent
Full rent consideration will be paid beginning month five.

All other terms and conditions of the Lease as modified by Supplemental Lease Agreement's number 1, number 2, number 3, and number 4 shall remain in full force and effect

Initials:  & 
Govt Lessor