

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 001	TO LEASE NO. LTX16740	DATE 01/31/11	PAGE 1 of 2
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ADDRESS OF PREMISES

Village Plaza, 216 West Village Blvd. Laredo TX 78041-2322

THIS AGREEMENT, made and entered into this date by and between DISA Properties,

whose address is 216 W. Village Blvd.

Suite 302

Laredo TX 78041

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance. And to provide Lessor with a Notice to Proceed with Tenant improvements.

In this lease, Lessor agreed to Provide the government with a reimbursable Tenant Improvement allowance (TIA) in the amount of \$41.03 Per ANSI/BOMA square foot (2162) Which is \$88,706.86, at an amortized rate of 7.50% that will be compounded monthly over the five year firm term of the lease. The Government has agreed to reimburse the lessor for any cost above the TIA allowance based on Government approved Design Intent Drawings (DID) that would exceed the (TIA).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 31, 2011, as follows:

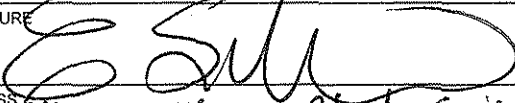
- I. This Supplemental Lease Agreement (SLA) No. 1 has been prepared to issue acceptance and Notice to Proceed for Tenant Improvements in the amount of \$126,510.31. In accordance with the scope of work in the "DID" incorporated in attached Exhibit A.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor as follows; Include in a lump sum payment the amount of \$43,885.02, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. The Payment Document Code No. is PS0019601 in the amount of \$43,885.02 must be included with payment submittals, Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:


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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

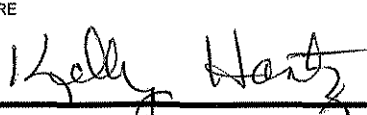
LESSOR

SIGNATURE 	NAME OF SIGNER Eduardo Salido Jr.
ADDRESS 216 W Village Blvd. Suite 302 Laredo TX 78041	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jose Juan Garcia
ADDRESS 216 W Village Blvd. Suite 302 Laredo, TX 78041	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Kelly Hantz OFFICIAL TITLE OF SIGNER Hsg Contracting Officer
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A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: GSA CONTRACTING OFFICER
819 Taylor St.,
Rm 5A18
Fort Worth, TX-76102

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
GSA PDN # N1328817, PS0019601.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit "A" (01 pages).

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS: ES & KH
LESSOR GOV'T

INITIALS: _____ & _____
LESSOR GOV'T