

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 17 TO LEASE NO. GS-07P-LTX00104
ADDRESS OF PREMISES One Alamo Center 106 S. St. Mary's Street San Antonio, TX 78205	PDN Number: N/A

THIS AMENDMENT is made and entered into between
 KLABZUBA PROPERTIES III, LTD
 whose address is: 100 LEXINGTON STREET
 SUITE 50
 FORT WORTH, TEXAS 76102

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 correct the actual square feet of space for Suite 602 covered under the referenced Lease.

The parties hereby agree to:

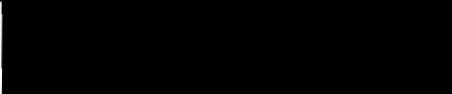
- 1) re-establish the square footage of both Suite 600 and Suite 602;
- 2) provide the adjusted rent to include both Suite 600 and Suite 602 total annual rental amounts;
- 3) state that the broker commission credit provided in Lease Amendment 14 is correct, with no other commission due with the revised and increased square footage reflected in this Lease Amendment;
- 4) revise the percentage of occupancy for Suite 600 and Suite 602;
- 5) revise the operating base amount for Suite 600 and Suite 602;

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon the full execution of this amendment as follows:


This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: Amanda Baker
 Title: COO of HS General Partner
 Entity Name: Klabzuba Properties III, Ltd.
 Date: June 12, 2018

FOR THE GOVERNMENT:

Signature: 
 Name: Jaquolene M. Forys
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 6/13/18

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Diane Able
 Title: Controller
 Date: 6-12-18

- 1) Lease Section 1.01.A and Paragraph 4 of Lease Amendment 14 are hereby deleted and replaced with the following:

1.01.A The Premises (Sept 2015)

The square footage for Suite 602 is corrected/increased to 4,223 rentable square feet (RSF), yielding 3,640 ABOA SF. The square footage established in Lease Amendment No. 9 for Suite 600 is 11,159 RSF, yielding 9,620 ABOA SF. The total square footage under the Lease is established as 15,382 RSF, yielding 13,260 ABOA SF.

- 2) Lease Section 1.03.A and C are hereby deleted and replaced with the following.

1.03 Rent and Other consideration (SEP 2015), shall be:

- A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$222,976.45	\$238,421.00
TENANT IMPROVEMENTS RENT ²	\$108,550.06	\$0.00
OPERATING COSTS ³	\$92,599.64	\$92,599.64
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$0.00
PARKING ⁵	\$6,600.00	\$6,600.00
TOTAL ANNUAL RENT	\$430,726.15	\$337,620.64

¹Shell rent calculation:

(Firm Term) \$14.50 per RSF multiplied by 15,382 RSF

(Non Firm Term) \$15.50 per RSF multiplied by 15,382 RSF

²Tenant Improvements of \$467,901.05 are amortized at a rate of 6.0 percent per annum over 5 years.

³Operating Costs rent calculation: \$6.02 per RSF multiplied by 15,382 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of N/A percent per annum over N/A years

⁵Parking costs-refer to this section on LA14 - no parking rent changes on this LA 17.

- C. This Lease Amendment reflects rent to be adjusted based upon a mutual measurement of the final and accepted space. The corrected total ABOA square footage is 13,260.

A billing adjustment will be provided for the rent differenced owed to the Lessor from the LA14 effective date through when this is processed.

- 3) Lease paragraph 1.04 as well as paragraph 6 of Lease Amendment 14 are modified to add the following statement. The broker commission credit captured in Lease Amendment 14 is correct. There is no additional broker commission credit due for the corrected and increased square footage.
- 4) Lease paragraph 1.12 is hereby deleted and replaced with the following. In accordance with Lease Section 1.12, Percentage of Occupancy for Tax Adjustment, the percentage of occupancy for both Suite 600 and Suite 602 is 9.29426% and is derived by dividing the total Government Space of 15,382 RSF by the total Building space of 165,500 RSF.
- 5) Lease section 1.14 is hereby deleted and replaced with the following.
- 1.14 Operating Cost Base (Sept 2013)
The Lessor's base rate for operating costs shall be \$6.02 per RSF (\$92,599.64).

End of Lease Amendment No. 17

INITIALS:


LESSOR

&


GOV'T