SUPPLEMENTAL AGREEMENT
NO. 23
GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT
TO LEASE NO.
GS-07B-13867
ADDRESS OF PREMISES 2601 Meacham Blvd.,
Fort Worth, Texas 76137

THIS AGREEMENT, made and entered into this date by and between
Mercantile Partners, L.P.
whose address is 2650 Meacham Blvd
Fort Worth, Texas 76137
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective July 1, 2004, as follows:

1. Effective July 1, 2004, Paragraph 1 is hereby amended to provide for approximately 745 usable square feet
   expansion space. The said space is located in Suite 169. The approximately 856 rentable square feet shall yield a
   minimum 745 usable square feet. This expansion brings the total rentable square footage under this lease to
   291,369 rentable (253,364 usf). This expansion square footage term will coincide with the original space lease
   term.

2. Rent for the 745 usf / 856 rsf will be paid as follows:
   July 1, 2004 – October 28, 2005 $12,471.92 per annum ($1,039.33 per month) which includes previous CPI
   adjustments, based on $16.76 usf / $14.57 rsf; (for further clarification, the rental rate is $15.30 usf plus accrued
   CPI's)
   October 29, 2005 – October 28, 2013 (years 13-20) $12,516.00 per annum plus accrued CPI's ($1,043.00 per
   month), based on $16.80 usf.

3. The Government shall make a one time lump sum payment of $17,281.85 for alterations required. Punch list
   items will be completed within 90 days.

4. The Government's percentage of occupancy, including the expansion space is 100%.

All covenants and agreements herein shall remain in force and effect.

IN WITNESS WHEREOF the parties have subscribed their names as of the above date.

[Signature]
[Title]

UNITED STATES OF AMERICA