

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL  
AGREEMENT  
NO 25

DATE

6-22-06

**SUPPLEMENTAL LEASE AGREEMENT**

TO LEASE NO.  
**GS-07B-13867**

ADDRESS OF PREMISES: 2601 Meacham Boulevard, Ft. Worth, TX 76137

THIS AGREEMENT, made and entered into this date by and between Mercantile Partners, L.P.

whose address is : 2650 Meacham Boulevard  
Ft. Worth, TX 76137

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

WHEREAS, the parties hereto desire to amend the above Lease

**NOW THEREFORE**, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended effective \_\_\_\_\_, as follows:

The purpose of this Supplemental Lease Agreement is to provide for the alterations required to convert (2) two existing office spaces into [REDACTED] in the [REDACTED] offices located on the 5<sup>th</sup> floor of the building.

"In consideration of a one-time" lump sum payment in the amount of **\$153,271.83**, the lessor shall construct (2) [REDACTED] rooms in accordance with Sheets A1 – A4, including the work items listed below:

1. Demo ceilings along walls and re-install to allow access above ceiling.
2. Replace ceiling tile with foil-faced tile.
3. Add (16) guage studs to existing wall, insulation, metal mesh, and two layers of foil-backed sheetrock, to deck. Back side of wall to be sheetrocked to deck with standard sheetrock.
4. Remove ceiling and construct drywall ceiling in smaller room. Install lay-in ceiling below ceiling. Provide breaks through new sheetrock ceiling for HVAC diffusers and sprinkler pipes.

(continued on page 2)

**All other terms and conditions of the lease shall remain in force and effect.**

**IN WITNESS WHEREOF**, the parties subscribe their names as of the above date.

Mercantile Partners, L.P.

BY: \_\_\_\_\_

In the presence of \_\_\_\_\_

Title \_\_\_\_\_

BY: \_\_\_\_\_

UNITED STATES OF AMERICA

BY \_\_\_\_\_

(Signature)


Address  
CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
819 TAYLOR ST., FT. WORTH, TX 76102

(Official Title)

5. Tape, bed and paint new wall on room side (large room).
6. Tape bed, and install vinyl on new wall on room side (small room).
7. Fire tape above ceilings on back side of walls.
8. Seal all penetrations and connections to adjacent walls, floors and ceilings.
9. Touch-up paint and vinyl outside rooms.
10. Demo and replace (3) doors with new 3070 plastic laminate doors and hardware. The doors shall contain a GE Interlogix, 2750 Series doorswitch (see Sheet A4).
11. Provide and install (3) new doors; (2) Type 1 and (1) Type 4. The doors shall contain a GE Interlogix, 2750 Series doorswitch (see Sheet A4).
12. Break electrical conduits above ceiling and install dielectric breaks.
13. Cover 3" electrical conduits with sheetrock at smaller room.
14. Revise above ceiling sprinkler pipe to create new isolated zones.
15. Install bars in (6) duct penetrations.
16. Add (20) 120 volt duplex outlets in large room, and (10) in small room.
17. The new outlets shall be installed (4) on a circuit.
18. Outlets are to be mounted within the new wall cavity and there shall be no special wiring.
19. Install HVAC units to cool rooms independently of other areas.
20. Occupants will have (1) printer for every (3) computers. There are (20) computers in large room, and (10) in the small room.
21. Install electrical metering for HVAC power.
22. Install (1) pedestal mounted 13-door mail box unit.
23. Provide and install independent HVAC in the larger [redacted] consisting of (1) 5-ton HVAC split system.

The parties agree that the price for the work items listed above represents a price to provide, install and maintain the items in accordance with the terms and conditions of the lease agreement.

[redacted] completion of the work and acceptance by the  
[redacted] Prompt Payment Provision in the lease agreement.

BY	[redacted]	
UN	[redacted]	Address <b>CONTRACTING OFFICER</b> <b>GENERAL SERVICES ADMINISTRATION</b> <b>819 TAYLOR ST., FT. WORTH, TX 76102</b> (Official Title)
BY	[redacted]	[redacted]