GENERAL ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES 2601 Meacham Blvd.,
Fort Worth, Texas 76137

THIS AGREEMENT, made and entered into this date by and between
Merchants Partners, L.P.
whose address is 2650 Meacham Blvd
Fort Worth, Texas 76137
hereinafter called the Lessor, 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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as follows:

The purpose of this Supplemental Lease Agreement is to document payment for the alterations authorized under SLA 31 and the following change orders within the leased space for the 5th floor in accordance with the attached scope of work.

1. The Lessor shall provide, maintain, and install certain alterations in accordance with the following:

<table>
<thead>
<tr>
<th>Change order #5</th>
<th>Delete operable wall</th>
<th>$749,970.40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change order #6</td>
<td>Add glass transoms</td>
<td></td>
</tr>
<tr>
<td>Change order #7</td>
<td>Demo firing on column</td>
<td></td>
</tr>
<tr>
<td>Change order #9</td>
<td>Relocate power and data from column</td>
<td></td>
</tr>
<tr>
<td>Change order #10</td>
<td>Add 2 outlets in break room</td>
<td></td>
</tr>
<tr>
<td>Change order #11</td>
<td>Add water line for coffee maker</td>
<td></td>
</tr>
<tr>
<td>Change order #12</td>
<td>Add ADA door openers</td>
<td></td>
</tr>
<tr>
<td>Carpet cleaning agreement</td>
<td>Split cost of cleaning carpet</td>
<td></td>
</tr>
<tr>
<td>Additional management fee</td>
<td>7.5% of COP's 10, 11, 12</td>
<td>$23,718</td>
</tr>
<tr>
<td>Change order #8 was not approved</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL $251,942.49

2. The Lessor hereby waives restoration as it applies to these alterations.

3. In consideration of the above, the Government shall pay the Lessor a one-time lump sum payment in the amount of $251,942.49 payable in arrears in accordance with the lease, for the work specified in this Supplemental Lease Agreement. The work associated with this SLA shall be billed under PS0016633.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their names as of the above date.

LESSEE

BY

IN PRESENCE OF

UNITED STATES OF AMERICA

BY

CONTRACTING OFFICER

GENERAL SERVICES ADMINISTRATION

819 Taylor Street

Fort Worth, TX 76102

GSA Form 276 (Jul. 67)