

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3	DATE <i>10/13/98</i>
	TO LEASE NO. GS- 07B-14420	

ADDRESS OF PREMISES 1301 Young
 Dallas, TX

THIS AGREEMENT, made and entered into this date by and between DHP Limited

whose address is c/o Woodbury Corporation
 2677 East Parleys Way
 Salt Lake City, UT 84109

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 August 14, 1997, as follows:

The purpose of this amendment is to reflect the Government's acceptance of space for beneficial occupancy and to correct the square footage to reflect a mutual measurement. In addition, this amendment serves to incorporate agreements between parties as addressed in correspondence during space preparation.

1. The Government accepts for beneficial occupancy 4,583 occupiable square feet of space on the 7th floor, increasing the occupancy by 135,175 occupiable square feet and 87 garage parking spaces.

The Government shall pay the Lessor annual rent of \$2,342,582.75 at the rate of \$195,215.23 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East Parleys Way, Salt Lake City, UT 84109.

Effective August 27, 1997

2. The Government accepts for beneficial occupancy 23,559 occupiable square feet on the 4th floor, increasing the occupancy by 158,734 occupiable square feet and 87 garage parking spaces.

The Government shall pay the Lessor annual rent of \$2,750,860.22 at the rate of \$229,238.35 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East Parleys Way, Salt Lake City, UT 84109.

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Effective August 28, 1997

3. The Government accepts for beneficial occupancy 13,651 occupiable square feet of space on the 11th floor, increasing the total space accepted to 172,385 occupiable square feet and ~~87 garage parking spaces~~.

The Government shall pay the Lessor annual rent of \$2,987,432.05 at the rate of \$248,952.67 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

Effective September 10, 1997

4. The Government accepts for beneficial occupancy 288 outside parking spaces at the rate of \$65 per space per month increasing the total space accepted to 172,385 occupiable square feet, ~~288 outside parking spaces~~ and 87 garage parking spaces.

The Government shall pay the Lessor annual rent of \$3,212,072.05 at the rate of \$267,672.67 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

Effective September 15, 1997

5. The Government accepts for beneficial occupancy 5,015 occupiable square feet of storage space, comprised of 4,780 square feet on the 13th floor and 235 square feet in the basement. In addition, the Government accepts for beneficial occupancy of 66,183 square feet of office space, comprised of 9,525 square feet on the 1st floor, 22,156 square feet on the second floor, 23,518 square feet on the 3rd floor, increasing the total space accepted to 5,015 occupiable square feet of storage space, 238,568 occupiable square feet of office space, ~~288 outside parking spaces~~ and 87 garage parking spaces.

10,984 sq ft ON THE 13TH FLOOR,

The Government shall pay the Lessor annual rent of \$4,409,173.44 at the rate of \$367,431.12 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

Effective September 17, 1997

6. The Government accepts for beneficial occupancy 8,271 occupiable square feet of space on the 11th floor, increasing the total space accepted to 246,839 occupiable square feet of office space, 5,015 occupiable square feet of storage space, ~~288 outside parking spaces~~ and 87 garage parking spaces.

The Government shall pay the Lessor annual rent of \$4,552,509.87 at the rate of \$379,375.82 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

Effective September 20, 1997

7. The Government accepts for beneficial occupancy 5,999 occupiable square feet of space on the 7th floor, increasing the total space accepted to 252,838 occupiable square feet of office space, 5,015 occupiable square feet of storage space, ~~288 outside parking spaces~~ and 87 garage parking spaces.

The Government shall pay the Lessor annual rent of \$4,656,472.54 at the rate of \$388,039.38 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

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Effective October 15, 1997

8. The Government accepts for beneficial occupancy 2,375 occupiable square feet of space on the 1st floor, increasing the total space accepted to 255,213 occupiable square feet of office space, 5,015 occupiable square feet of storage space, 288 outside parking spaces and 87 garage parking spaces.

The Government shall pay the Lessor annual rent of \$4,697,631.29 at the rate of \$391,469.27 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

Effective November 3, 1997

9. The Government accepts for beneficial occupancy 20 tandem parking spaces in the basement parking garage at 1301 Young, increasing the total space accepted to 255,213 occupiable square feet of office space, 5,015 occupiable square feet of storage space, and 288 outside parking spaces and 107 garage parking spaces.

The Government shall pay the Lessor annual rent of \$4,713,231.24 at the rate of \$392,769.27 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

Effective December 1, 1997

10. The Government accepts for beneficial occupancy 5,159 occupiable square feet of space comprised of 4,919 square feet on the 1st floor, 240 square feet on the 11th floor, increasing the total space accepted to 260,372 occupiable square feet of office space, 5,015 occupiable square feet of storage space, 288 outside parking spaces and 107 garage parking spaces.

The Government shall pay the Lessor annual rent of \$4,802,636.76 at the rate of \$400,219.73 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

Effective December 13, 1997

11. The Government accepts for beneficial occupancy 4,413 occupiable square feet of storage space in the basement, increasing the total space accepted to 260,372 occupiable square feet of office space, 9,428 occupiable square feet of storage space, 288 outside parking spaces and 107 garage parking spaces.

The Government shall pay the Lessor annual rent of \$4,846,766.76 at the rate of \$403,897.23 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to DHP Limited, c/o Woodbury Corporation, 2677 East parleys Way, Salt Lake City, UT 94109.

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

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

LESSOR DHP LIMITED PARTNERSHIP

BY [Redacted Signature] _____

Manager of Gen. Partner

(Title)

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA
BY [Redacted Signature]

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

(Official Title)

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