

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT No. 27	DATE 3.29.06
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO GS-07B-14420	
ADDRESS OF PREMISES 1301 Young Street Dallas, TX 75202			
THIS AGREEMENT, made and entered into this date by and between HPI/GSA 2B, LP whose address is 100 N. Tryon Street, Suite 5500 Charlotte, NC 28202 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 <u>October 1, 2007</u> , as follows: The purpose of Supplemental Lease Agreement (SLA) No. 27 is to exercise the Government's right to renew Lease GS-07B-14420 as referenced in Paragraph 5 of the lease without the benefit of termination rights, address the rental rate to be paid under the lease, and to clarify the amount of parking under lease. The term of the renewal option shall commence on <u>October 1, 2007</u> and end <u>September 30, 2017</u> . All provisions in the Lease pertaining to the obligation of Lessor to provide security services are hereby nullified during the renewal option period. Effective October 1, 2007 and for the duration of the renewal option period, Lessor shall have no obligation to provide any security services. Paragraphs 1, 4 and 9 are hereby amended as follows: "1. The Lessor leases to the Government <u>315,649 rentable square feet</u> of space comprised of <u>274,477 useable square feet</u> (262,122 square feet of office space and 12,355 square feet of storage space) and a total of <u>154 structured parking spaces</u> in the basement garage." Paragraph 4 of the Lease is hereby deleted in its entirety, as well as any other provisions of the Lease that permits the Government or Lessor to terminate the Lease within the renewal option period. "9. Effective the date of acceptance of the newly constructed space under Lease GS-07B-15644 (approximately November 1, 2007) rent on Lease GS-07B-14420 shall be paid as outlined below and as further described in Attachment No. 1, Rent Calculations. The lease shall be supplemented to reflect the actual date of space acceptance. The Government shall pay the Lessor annual rent of <u>\$5,997,688.22</u> or <u>\$19,001131 per rentable square foot</u> at the rate of <u>\$499,807.35</u> per month in arrears. The negotiated tax base year and the original negotiated base cost of services remain unchanged. 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: <u>HPI/GSA 2B, LP</u> BY [Redacted] _____ <u>President of HPI/GSA Properties Pro Inc.</u> [Redacted] _____ <u>The GIP of HPI/GSA 2B, LP</u> [Redacted] _____ (Title) [Redacted] _____ <u>100 N. Tryon St. Suite 5500 Charlotte NC 28202</u> [Redacted] _____ (Address) UNITED STATES OF AMERICA B [Redacted] _____ CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 1100 COMMERCE STREET, DALLAS, TX 75242 (Official Title)			

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