

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 23 FOURTEEN PAGES	DATE 11/08/12
	TO LEASE NO GS-07B-14933	

ADDRESS OF PREMISES J. Gordon Shanklin Building
 One Justice Way
 Dallas, TX 75220

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

COWPERWOOD DALLAS I, L.P.

whose address is 245 Commerce Green Blvd.
 Suite 140
 Sugarland, TX 77478

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties desire to amend the above Lease for the purpose of providing for the herein described tenant improvements / alterations to the leased premises, on the terms and conditions set forth below:

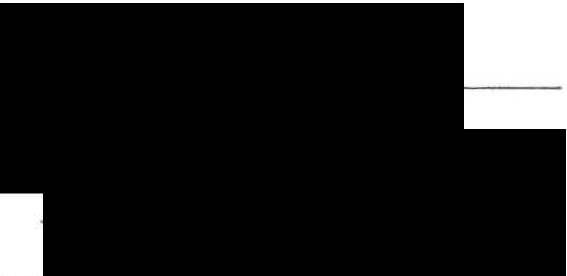
NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as set forth in this Supplemental Lease Agreement Number Twenty-Three (SLA # 23), as follows:

***** SEE ATTACHED ADDENDUM – SLA NUMBER TWENTY-THREE (23) –**

-- PAGES 2 THROUGH 14

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

LESSOR: COWPERWOOD DALLAS I, L.P.



Vice President
(Title)

245 Commerce Green Blvd., Suite 140
Sugar Land, TX 77478
(Address)

UNITED STATES OF AMERICA

BY 

CONTRACTING OFFICER
 GENERAL SERVICES ADMINISTRATION
 819 TAYLOR ST., FT. WORTH, TX 76102
 (Official Title)

GSA Lease No.: GS-07B-14933
Lessor: COWPERWOOD DALLAS I, L.P.
Location: Dallas, Texas

CONTINUED (ADDENDUM) --

1. Tenant Improvements / Alterations. Lessor to provide alterations generally described as "4th and 5th floor dark room renovations".

The requirements and specified cost for the Lessor provided alterations is more particularly described on the following attachment(s) to this SLA # 23:

- A. Statement of Work (SOW), attached to this SLA # 23 as Exhibit "1" (9 pages); and,
B. Lessor's quote and supporting agreements and attachments, attached to this SLA # 23 as Exhibit "2" (2 pages).

If a conflict exists with regard to scope of work, the SOW (Exhibit "1") will control.

2. Cost of Tenant Improvements / Alterations. Cost of the referenced tenant improvements / alterations is \$9,656.99 and will be paid in a lump sum payment.

3. Lessor Submission of Invoice for Payment. Upon completion of the work and subsequent inspection / acceptance by the Government, the Lessor shall submit to GSA an invoice for \$9,656.99 for the alterations. Said invoice shall include the name and address of the Lessor as shown on this document, the lease number, SLA Number, and Pegasys Document Number (PDN). The Lessor is to provide a copy to the Contracting Officer.

PDN / PS #: PS0025011

Lessor should submit invoices electronically on the GSA Finance Website at www.finance.gsa.gov (instructions for submitting invoices are found on the website). If Lessor is unable to submit / process the invoice electronically, the Lessor may mail the invoice to the following address:

GSA – Greater Southwest Finance Center
P. O. Box 17181
Fort Worth, TX 76102

4. Alterations Will Remain Property of Lessor. The tenant improvements / alterations provided for will remain the property of the Lessor and Lessor waives restoration.
5. Notice to Proceed. Full execution (execution by both Lessor and the Government) of this SLA will serve as the Government's Notice to Proceed.

INITIALS

GOV'T

LESSOR

VCJ

[Signature]

Supplemental Lease Agreement
Number Twenty-Three (23)

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GSA Lease No.: GS-07B-14933
Lessor: COWPERWOOD DALLAS I, L P
Location: Dallas, Texas

6. Change Orders. Change Orders must approved by the Contracting Officer.

All other terms and conditions of the lease remain unchanged.

*** END – SUPPLEMENTAL LEASE AGREEMENT NUMBER TWENTY-THREE (23) ***

INITIALS

GOV'T

LESSOR

YCG

