

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>		SUPPLEMENTAL AGREEMENT NO. 2	DATE 10.7.10
ADDRESS OF PREMISES    South Park Building G 1821 Directors Blvd. Austin, TX 78744-1839		TO LEASE NO. GS-07B-16411	
THIS AGREEMENT, made and entered into this date by and between <b>HP-Southpark, LP, A Texas Limited Partnership</b> whose address is:    c/o Honeck Oil Company, LP 5450 Bee Cave Road, Suite 4-A Austin, TX 78746-5251  hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b> , 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 upon full execution of this agreement, by both parties, as follows:  The purpose of this Supplemental Lease Agreement (SLA) 2 is to provide for alterations to the above named lease space.			
1. The Lessor shall provide space alterations in the amount of \$222,078.17 at Southpark Bldg. G, 1821 Directors Blvd., Austin, TX. Space Alterations shall be provided in accordance with scope of work attached as Exhibit A. The scope of work (Exhibit A) is hereby incorporated into the lease. The total cost of the tenant improvements will be \$222,078.17 and will be paid in progress payments by the Government upon completion and acceptance of the tenant improvements by the Government. The tenant improvements are considered 30% complete upon installation of two 42-space electrical panels, installation and labeling of new patch panel for data circuits (if required), and all new electrical/data cabling and wiring is run. The tenant improvements are considered 70% complete upon completion of phase 1, 2, and 3, which includes the installation of new electrical circuits from electrical panels, making connections to new furniture, installation/relocation of fluorescent light fixtures, demo/disposal of all abandoned electrical/data cabling plus components throughout phase 1, 2, and 3. The tenant improvements are considered 100% complete upon completion of phase 4 and 5, which includes the installation of the new electrical circuits for printers/copiers, connection of electrical/data systems in newly installed system furniture, demo/disposal of all abandoned and unused electrical/data circuits and wiring plus components, removal and replacement of carpet and floor panels for raised flooring, relocation/addition of light fixtures to obtain proper lighting of 50fc, identification/re-labeling of all electrical and data outlets, and final drawings and diagrams showing new work are provided to the Government by lessor.			
2. Lessor hereby waives all rights to restoration pertaining to these alterations.			
3. Full execution of this agreement will serve as the Government's Notice To Proceed.			
4. Change orders must be approved by the Contracting Officer.			
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.			
L BY	[Redacted]	[Redacted] Limited Partnership [Redacted]	[Redacted]
IN PRESENC BY	[Redacted]	[Redacted]	MANAGER (Title)
UN BY	[Redacted]	[Redacted]	[Redacted] (Address)
		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 TAYLOR ST., FT. WORTH, TX 76102 (Official Title)	