

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
 NO. 1

DATE 12/17/09

TO LEASE NO.
 GS-07B-16561

ADDRESS OF PREMISES 2795 Alta Mesa Boulevard
 Ft. Worth, Texas

This agreement, made and entered into this date by and between JSM Investments, Ltd. and Timbani Properties, Ltd.
 whose address is: 309 W. 7th Street, Suite 1100
 Ft. Worth, Texas 76102

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

WHEREAS, the parties hereto desire to amend the above Lease.

The purpose of this Supplemental Lease Agreement (SLA) No. 1, to lease GS-07B-16561, is to amend the lease as stated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated May 26, 2009 is amended, effective upon execution by the Government, as follows:

Paragraph 1 of the Lease shall be deleted in its entirety and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises:

15,843 rentable (14,576 occupiable) square feet to be constructed on 1.654 acres at 2795 Alta Mesa Boulevard, Ft. Worth, Texas and seventy-seven (77) on site parking spaces to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.086924%."

Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

TERM	RATE PER RSF	MONTHLY RENT	ANNUAL RENT
Months 1 -120	\$37.54	\$49,562.19	\$594,746.28
Months 121 - 180	\$34.24	\$45,205.36	\$542,464.32

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.

Timbani Properties, Ltd.

president of general partner of JSM Investments Ltd. and agent for Timbani Properties Ltd.

 (Title)

IN PRESENCE OF

309 W. 7th St., Ste. 1100, Fort Worth,
 (Address) TX 76102

U
 B

CONTRACTING OFFICER
 GENERAL SERVICES ADMINISTRATION
 819 Taylor Street, Room 5C05, Fort Worth, TX 76102
 (Official Title)

This gross rental rate stated above includes the following:

TERM	SHELL RENT PER RSF (INCLUDING TAXES)	OPERATING EXPENSES PER RSF	TENANT IMPROVEMENTS PER RSF
Months 1 – 120	\$25.591174	\$7.27	\$4.678826
Months 121 – 180	\$26.97	\$7.27	\$0.00

Rent for a lesser period shall be prorated. Rent shall be made payable to:

JSM Investments Ltd.
 309 W. 7th Street, Suite 1100
 Ft. Worth, TX 76102

Paragraph 6. b. of the Lease shall be deleted in its entirety and replaced with the following:

"6. b. Seventy seven (77) parking spaces, plus handicap spaces shall be provided on site in a paved and lighted parking lot as part of the rental consideration. Employee parking shall contain 40 parking spaces and be separate from visitor parking. Employee parking shall be fenced using a 8-foot high decorative metal fencing material with a rolling gate and automatic opener."

Paragraph 15. (a) of the Lease shall be deleted in its entirety and replaced with the following:

"15. (a) The lease is subject to operating cost escalation. For operating cost adjustment, the operating costs are established at \$7.27 per rentable square foot. The base cost of services is established at \$115,178.61 based on \$7.27 for 15,843 rentable square feet.

Paragraph 22 of the Lease shall be deleted in its entirety and the following substituted therefore:

"22. The tenant finish costs of \$509,135.60 are amortized for a period of 120 months at 8.0% (\$4.678826 per RSF)."

Paragraph 24 of the Lease shall be deleted in its entirety and the following substituted therefore:

"24. In accordance with Paragraph 1.13 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit, which shall be hereby agreed to as [REDACTED], only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as a credit to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue each month until fully recaptured.

Paragraph 25 is hereby added to the Lease:

"25. Design intent drawings for the interior space layout dated August 1, 2009 are hereby incorporated into the Lease and attached as Exhibit C."

- END OF SLA No. 1 -

INITIALS

GOV'T	LESSOR
<i>JPL</i>	<i>JTB</i>