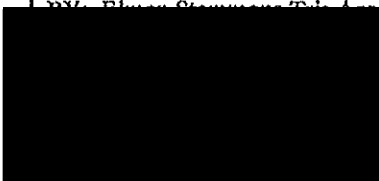


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO 2</b>	DATE <b>5-24-10</b>
	TO LEASE NO. GS-07B-16567	


ADDRESS OF PREMISES: 8101 Stemmons, Dallas, TX 75247

THIS AGREEMENT, made and entered into this date by and between: Elman Stemmons Tris Associates LP  
whose address is 100 North centre Ave., Suite 502  
Rockville, Centre, NY 11570  
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:  
WHEREAS, the parties hereto agree supplement the above Lease.  
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended on April 5<sup>th</sup>, 2010 as follows:  
(1) to provide for a Notice to Proceed; and  
(2) authorize the payment of a one-time-lump sum to the Lessor for tenant improvements; and  
(3) all other terms and conditions remain in full force.  
See Attached  
IN WITNESS WHEREOF, the parties subscribe their names as of the above date.


BY: Elman Stemmons Tris Associates LP

 \_\_\_\_\_  
VP ELMAN STEMMONS TRIS GP, INC  
Title

JOHN W MOSS  
Printed Name

W:  \_\_\_\_\_  
100 NORTH CENTRE AVENUE - SUITE 502  
(Address)

DEBORAH WALKER  
Printed Name  
ROCKVILLE CENTRE, NY 11570  
City, State, Zip

 \_\_\_\_\_  
CA  
Contracting Officer  
(Official Title)

Supplemental Lease Agreement #1  
LTX16567  
8101 Stemmons  
Dallas, TX 75247

1.) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Tenant Improvements required in Exhibits "A" [LAN room] and Exhibit "B" [Security]. The total cost of the Tenant Improvements is \$19,455.00 [Exhibit "A" \$6,120.00 and Exhibit "B" \$13,335.00]

2.) It is mutually agreed to between the parties that a lump-sum-payment of \$19,455.00 shall be paid to the Lessor after the substantial completion of the tenant improvements as depicted on the attached Exhibit "A" and Exhibit "B." All fees, all costs of labor and materials, permits, profit, and architectural plans and any other costs associated with the completion of the Tenant Improvements are the responsibility of the Lessor and are included in lump-sum-payment amount.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS 0016541 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

General Services Administration  
ATTN: Thomas Bell  
819 Taylor Street 5A-18  
Fort Worth, TX 76102  
817-978-0138 (O)

3.) All other terms and conditions remain in full force and effect.

Gov't Initials

Lessor initials: