



Supplemental Lease Agreement

Number 6

Lease Number: LTX16643

Date: May 24, 2011

215 Medical Dr., (formerly Lot 1-R, Block 1 of Trinity Valley Medical Park Unit 2), Palestine, TX 75801-4709

THIS AGREEMENT, made and entered into this date by and between ABEC Group Inc. whose address is 2904 Owenwood Dr., Ft. Worth, TX 76109-1613

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter 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 Execution by the Government as follows:

The purpose of this Supplemental Lease Agreement (SLA) 6 is to reflect acceptance of the space for occupancy, to correct the rent, term and termination rights and to document the CPI adjustment information. Paragraphs 1, 2, 3, 4 and 10 are deleted in their entirety and the following substituted thereof. Paragraph 17 is hereby added.

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

A total of 7,302 rentable square feet (RSF) of office and related space, which yields 6,600 ANSI/BOMA Office Area square feet (ABOA) of space in building to be constructed at Lot 1-R, Block 1 of Trinity Valley Medical Park Unit 2, Palestine, TX 75801 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 34 parking spaces for exclusive use of Government employees and patrons.

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **April 18, 2011** through **April 17, 2026**, subject to termination and renewal rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent as follows:

Years 1-10 \$267,620.81 at the rate of \$22,301.73 per month in arrears.

Years 11-15 \$253,930.00 at the rate of \$21,160.83 per month in arrears.

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

ABEC Group, Inc
2904 Owenwood Dr.
Ft. Worth, TX 76109-1613.

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



"4. The Government may terminate the lease at any time on or after **April 17, 2021** by giving at least ninety (90) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

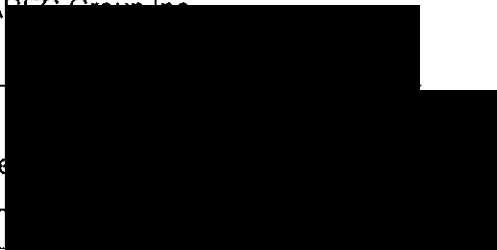
"10. In accordance with the SFO paragraph entitled Operating Cost Base, the escalation base is established as \$45,089.00."

"17. GSA Form 1204 is hereby made an attachment to this Supplemental Lease Agreement. All items listed on the form shall be completed within thirty calendar days of space acceptance."

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, APEC Group Inc

By _____



President

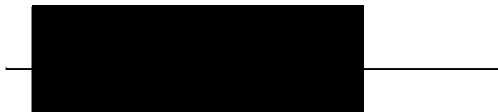
(Title)

In Presence

307 W. 7th St Suite 1719, Lubbock, TX 79602

(Address)

United States Of America, General Services Administration, Public Buildings Service.



Leasing Contracting Officer