

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO.

DATE

SLA NO 04a

02/14/12

TO LEASE NO.

GS-07B-16689

ADDRESS OF PREMISES

2475 Cliff Creek Crossing Drive  
Dallas, TX 75237-3867

THIS AGREEMENT, made and entered into this date by and between **ABEC Group Incorporated** (Former Lessor), and **Dallas Cliff Creek SSA LP**,

whose address is **8451 E. Bankhead Highway  
Aledo, TX 76008-2885**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, 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 January 14, 2011, as follows:

1. Dallas Cliff Creek SSA LP, Lessor, hereby assumes all the incomplete obligations of Lease GS-07B-16689 as amended, and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after January 14, 2011. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-16689 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease.
2. The Government agrees to accept the furnishings of the aforesaid premises in accordance with the terms, provisions, and conditions of said lease, as amended, reserving however, all the Government's rights against Lessor and Former Lessor.
3. Dallas Cliff Creek SSA LP, Lessor, waives all rights to payments under subject lease as against the Government arising prior to January 14, 2011.
4. Rent checks shall be made payable to: **ABEC Group Inc.  
2904 Owenwood Dr.  
Ft. Worth, TX 76109-1613**
5. Dallas Cliff Creek SSA LP, Lessor, agrees to complete and return the GSA Form 3518, Representations and Certifications, which will be attached and made a part of this agreement.

(Continued on Page 2 attached hereto and made a part of SLA No. 04 to Lease GS-07B-16689

INITIAL	
GOVERNMENT JCA	LESSOR MRC

- 7. ABEC Group Inc. (Former Lessor), confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with the lease, GS-07B-16689, after January 13, 2011..
- 8. Notwithstanding the foregoing, all payments heretofore made by the Government to the Former Lessor and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken.
- 9. Dallas Cliff Creek SSA LP, (Lessor) agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to Dallas Cliff Creek SSA, LP.

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.

Former Lessor: ABEC Group Incorporated

BY:

[Redacted Signature]

*STEVEN W. Beckman*  
*President*

(Printed Name and Title)

IN PR

BY:

[Redacted Signature]

*CATHYRINE L. ROCKETT*

(Printed Name and Title)

Lessor

By:

[Redacted Signature]

*Manager of Donrock Enterprises South  
Dallas SSA, LLC G.P. of Dallas Cliff Creek  
SSA, LP.*

(Printed Name and Title)

IN PR

BY:

[Redacted Signature]

*CATHYRINE L. ROCKETT*

(Printed Name and Title)

UNITED STATES OF AMERICA

BY:

[Redacted Signature]

Contracting Officer  
General Services Administration  
819 Taylor Street  
Fort Worth, TX 76102

Official Title

*MRC H*