



**SUPPLEMENTAL LEASE AGREEMENT**  
Number 7

**Lease Number:** GS-07B-16730      **Date:** *January 4, 2012*

**Building Address:** 15109 Heathrow Forest, Houston, TX 77032

THIS AGREEMENT, made and entered into this date by and between **15109 HEATHROW FOREST, LLC** whose address is 2537 S. Gessner Road, Suite 220, Houston, TX 77063-2027

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 April 14, 2011, to correct the square footage, increase the annual rent,

Paragraphs 1,3,10, 11, and 12 are deleted in their entirety and the following substituted therefore:

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

A total of 22,809 rentable square feet (RSF) of office and related space, which yields 19,453 ANSI/BOMA Office Area square feet (USF) of space at 15109 Heathrow Forest, Houston, TX 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 88 on-site surface parking spaces for use by Government employees and patrons.

All the above conditions are hereby agreed to in full force and effect.

[Redacted Signature]

their names as of the above date.

*manager of G-P*  
\_\_\_\_\_  
(Title)

[Redacted Signature]

*2537 S Gessner #220 Houston, TX 77063*  
\_\_\_\_\_  
(Address)

[Redacted Signature]

ration, Public Buildings Service.

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



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3. The Government shall pay the Lessor annual rent of \$594,583.65 for Years 1 – 7, which consists of annual operating costs of \$127,039.29 and tenant improvements of \$604,841.77 amortized at 0% for 7 years.

For years 8 – 10, the Government shall pay the Lessor annual rent of \$622,204.43, which consists of annual operating costs of \$127,039.29. This amount does not include the cumulative annual CPI adjustments paid under this lease.

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

15109 HEATHROW FOREST, LLC  
2537 S GESSNER RD, STE 220  
HOUSTON, TX 77063-2027

10. Tax Adjustment: Pursuant to Paragraph 4.2, "Tax Adjustment (AUG 2008)," for purposes of tax escalation, the Government occupies 22,809 / 63,594 (35.87%) rentable square feet. The base year for taxes is established as 2010. Taxes shall be increased or decreased from the base pursuant to annual adjustment per Section 4.2 of the SFO.

11. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$127,039.29 per annum. Cost of Living Index adjustments will apply.

12. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.1725 (22,809 RSF/19,453 USF).

Initials: DW & sd  
Lessor Govt