

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 4
	TO LEASE NO. GS-07B-16805

ADDRESS OF PREMISES
2422 East Tyler Ave.
Harlingen, TX 78550-7468

THIS AGREEMENT, made and entered into this date by and between JRA INTERESTS, LTD.

whose address is
506 Houston Street
Nacogdoches, TX 75961.4478

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 September 5, 2012, as follows:

- 1.) To amend the address of JRA Interest, LTD herein called the Lessor; and
- 2.) To accept the Tenant Improvements as completed; and
- 3.) To establish the Commencement Date of the lease rental payments; and
- 4.) To establish the square footages of the leased space; and
- 5.) To establish the annual rental amounts; and
- 6.) To provide for the payment of the Tenant Improvements and Security Costs; and
- 7.) To provide for the Broker Commission and Commission Credit; and
- 8.) To provide notice that use of the GSA Form 276, Supplemental Lease Agreement has been discontinued.

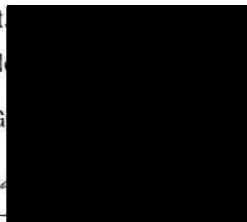
All other terms and conditions of the Lease shall remain in force and effect

IN WITNESS WHEREOF, the parties subscribed their names as of the below



Name: Richard Ainsworth
Title: President
Entity Name: Ainsworth-Homes, Inc. GP
Date: 9/14/2012

FOR THE GOVERNMENT



Signature: _____
Name: MARY COARSON
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 10/17/12

WITNESSES



Signature: _____
Name: _____
Title: Accounting
Date: 9/14/12

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1.) The physical address of JRA Interest LTD herein called the Lessor has changed from 2110 S. John Redditt DR, Lufkin, TX, 75904-5422 to 506 Houston Street, Nacogdoches, TX, 75961-4478.

2.) The Tenant Improvements have been *substantially* completed and the government accepts the leased space on September 5, 2012. The Lessor and the Government agree that the requirements specifically identified in Exhibit "A" of this lease have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies as part of the negotiated lease contract within thirty (30) days of the Government's acceptance of the space for occupancy. Within seven (7) days of the completion date for the Lessor to cure the deficiencies in Exhibit "A" of this lease, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent including all administrative costs. No extensions will be granted.

3.) The Commencement Date of the rental shall be September 5, 2012 and shall expire on September 4, 2022.

4.) The square footage shall be 3,850 rentable square feet (RSF) yielding 3,500 ANSIBOMA Office Area (ABOA).

5.) The Government shall pay the Lessor annual rent, on a monthly basis in arrears, according to the following schedule:

Years 1 – 5 September 5, 2012 - September 4, 2017	
	Annual
Shell Rent	\$50,831.91
Operating Cost Base	\$22,997.00
Amortized TI Allowance	\$21,322.89
Amortized Security Costs	\$914.89
Total	\$96,066.69

Years 6 – 10 September 5, 2017 - September 4, 2022	
	Annual
Shell Rent	\$47,727.50
Operating Cost Base	\$22,997.00
Total	\$70,724.50



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The Full Service Rent, which includes Shell Rent, Operating Cost Base, Amortized TI and Security Costs, for the first month of lease shall be abated in full.

Rent for a lesser period shall be prorated. Address to:

JRA Interests, LTD.
c/o Richard Ainsworth
506 Houston Street
Nacogdoches, TX 75961-4478

6.) The Lessor and the Government have agreed that the total cost of the Tenant Improvements including Security costs is \$95,281.19 (3,500 USF x \$27.22). It is agreed that the total cost of the Tenant Improvements and Security costs shall be amortized over the first five (5) years of the term of the lease agreement and paid monthly in arrears at an annual interest rate of 6.25%.

The Lessor and the Government have agreed that the total Security cost in the amount totaling \$3,920.00 shall be amortized through the rent for sixty (60) months at an annual interest rate of 6.25% in accordance with Paragraph 5 of this Lease Amendment No. 4.

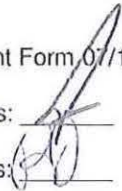
The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements. The total annual cost of the amortized portion of the Tenant Improvement and Security costs is \$22,237.78, paid monthly in arrears in the amount of \$1,853.15 and shall be part of the total monthly rental payment in accordance with Paragraph 5 of this Lease Amendment No. 4.

7.) The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease, excluding the first month of the lease term. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit). The Commission Credit is [REDACTED]. The Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this lease 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 as indicated in this schedule for adjusted Monthly Rent.

Gov't Initials: _____

Lessor Initials: _____



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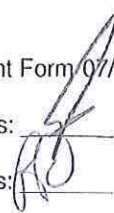
First Month's Rental Payment of \$8,005.56 minus one half of the Commission Credit [REDACTED] equals [REDACTED] adjusted First Month's Rent.

[REDACTED] Second Month's Rental Payment of \$8,005.56 minus one half of the Commission Credit [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

8.) Use of the GSA Form 276, Supplemental Lease Agreement (SLA) has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

Gov't Initials: _____

Lessor Initials: _____

A handwritten signature in black ink, appearing to be 'JF', is written over the Gov't Initials and Lessor Initials lines.