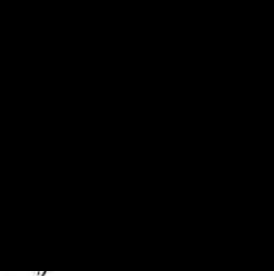
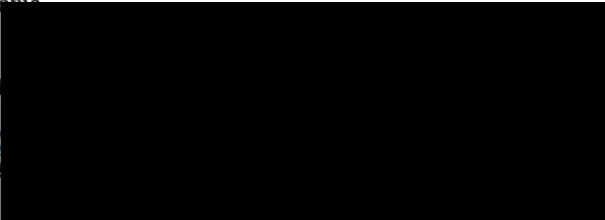
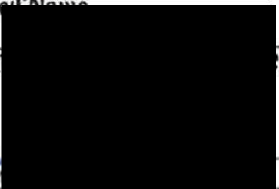


<p align="center"><b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b></p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT <b>NO 1</b></p>	<p>DATE <u>1/26/12</u></p>
<p>ADDRESS OF PREMISES: <u>1777 NE Loop San Antonio, TX 78217-5216</u></p>		<p>TO LEASE NO. <b>GS-07B-16844</b></p>
<p>THIS AGREEMENT, made and entered into this date by and between <b>ELJOAN, INC.</b> whose address is <u>1777 NE Loop 410, STE 202, San Antonio, TX 78217-5216</u></p>		
<p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p>		
<p><b>WHEREAS</b>, the parties hereto agree to supplement the above Lease.</p>		
<p>1.) To accept the Tenant Improvements as completed and;  2.) establish the Commencement Date of the lease rental payments; and  3.) establish the square footages of the leased space; and  4.) provide the annual rental amounts; and  5.) establish the Government's percentage of occupancy; and  6.) establish the termination rights; and  7.) establish the reduction amount for vacant space; and  8.) establish the parking; and  9.) establish the Overtime Heating and Cooling rate; and  10.) all other terms and conditions set forth in the attached Lease Agreement.</p>		
<p>IN WITNESS WHEREOF, the undersigned, whose name and title are set forth below, have hereunto set their hands and seals this 26th day of January, 2012.</p>		
<p>BY: <b>ELJOAN, INC.</b></p>	<p></p>	<p><u>President</u> Title</p>
<p>Signature</p>	<p><u>President</u> Title</p>	<p><u>President</u> Title</p>
<p>Printed Name</p>	<p><u>George L. Sevilla Sanchez</u></p>	<p><u>George L. Sevilla Sanchez</u></p>
<p>Witnessed</p>	<p></p>	<p><u>7 N.E. Loop 410, Suite 910</u> (Address)</p>
<p>Signature</p>	<p><u>Anthony W. Eubank</u></p>	<p><u>San Antonio, TX 78217</u> City, State, Zip</p>
<p>Printed Name</p>	<p><u>Anthony W. Eubank</u></p>	<p><u>San Antonio, TX 78217</u> City, State, Zip</p>
<p>UNITED STATES OF AMERICA</p>	<p></p>	<p><u>General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer</u> (Official Title)</p>
<p>Contracting Officer</p>	<p><u>Contracting Officer</u></p>	<p><u>Contracting Officer</u> (Official Title)</p>

**Supplemental Lease Agreement No. 1**  
**GS-07B-16844**  
1777 NE Loop 410  
San Antonio, TX 78217-5216

- 1.) The Government accepts the leased space located on the 2<sup>nd</sup> Floor, Suite #203 on January 1, 2012.
- 2.) The total term of the lease agreement is ten (10) years with a firm term of five (5) years. The commencement date of the rental shall begin on January 1, 2012 and shall expire on December 31, 2021.
- 3.) The office space square footage shall be 2,257 rentable square feet yielding 1,946 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:  
  
From January 1, 2012 through December 31, 2016 the total annual rent shall be \$46,670.53 at the rate of \$3,889.21 paid monthly in arrears. The total annual rent consists of annual Shell Costs of \$24,465.88, Operating Costs of \$12,955.18 plus annual CPI adjustments as stated in the Solicitation For Offer, and annual Tenant Improvement costs of \$9,249.47. The total Tenant Improvement cost of \$33,997.90 will be amortized for 60 months at 5.885% interest.  
  
From January 1, 2017 through December 31, 2021 the total annual rent shall be \$50,782.50 at the rate of \$4,231.88 paid monthly in arrears. The total annual rent consists of annual Shell Costs \$36,134.57 and Operating Costs of \$14,647.93 plus annual CPI adjustments as stated in the Solicitation For Offer.
- 5.) The lease is subject to Real Estate Tax reimbursement as provided for in the Paragraph Tax Adjustment of the SFO. For tax adjustments, the percentage of occupancy is established at .01%.
- 6.) The Government may terminate this lease in whole or in part effective at any time after the fifth (5th) year of this lease by giving at least ninety (90) days' prior notice, in writing, to the Lessor. No rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of the mailing.
- 7.) In accordance with the SFO paragraph entitled "Adjustment for Vacant Premises," the adjustment shall be a reduction of \$7.22/ANSI-BOMA Office Area for vacant space.
- 8.) Included in the rent, at no additional cost to the Government are 9 surface parking spaces.
- 9.) The rate for Overtime Heating and Cooling is established at \$50.00 per hour for the entire Government leased premise. The Overtime Heating and Cooling Usage rate shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day as specified by the lease agreement.
- 10.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: