GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES: 5901 South International Parkway
McAllen, TX 78503-8867

THIS AGREEMENT, made and entered into this date by and between FD MCALLEN ICE, LLC
whose address is 1300 WILSON BLVD, STE 910
ARLINGTON, VA 22209-2321

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on May 17, 2012 as follows:

1) To provide for a Notice to Proceed for change order (C/O) #3 and #4 and provide for anticipated date of completion; and
2) To change the total cost of the Tenant Improvements; and
3) To provide for the method of payment of the total Tenant Improvement Cost and Building Specific Amortized Capital (BSAC); and
4) All other terms and conditions are in full force and effect.

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

Lessor: FD MCALLEN ICE, LLC

Manager
Title

Claiborne Williams
Printed Name

1001 19th Street N, Suite 930
Arlington, VA 22209
(Address)

Ben Dineen
Printed Name

Lease Contracting Officer
(Official Title)

Page 1 of 2
Supplemental Lease Agreement #6
LTX16857
5901 South International Parkway
McAllen, TX 78503-8867

1.) Upon this Supplemental Lease Agreement (SLA) being fully executed and delivered, the Lessor shall consider
this a Notice to Proceed on the Alterations required in C/O #3 as it relates to installing 25 pair cable from Dmarc to
MDF; supply and install ladder at loading dock; supply and install reflective film on exterior doors and transom;
supply and install heavy duty door latch protectors; supply and install lockers in Processing Area; supply and install
receptacles in Fitness Center; provide numbers at secure parking; supply and install card readers in ____________;
supply and install ____________; supply and install cabling for DVR/RCA; supply and install thermostat lockable boxes;
supply and install reflective window film; all which are depicted in Exhibit “A.” The total cost of the C/O #3 is $42,164.00. Also, upon this Supplemental Lease Agreement SLA
being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Alterations required in
C/O #4 as it relates to installing projector screens which are depicted in Exhibit “B.” The total cost of the C/O #4 is
__________. These change orders are a part of the lease and will be maintained by the Lessor as part of the fully
serviced lease. The anticipated date of completion of the C/O #3 and #4 improvements is June 30, 2012.

2.) The Government and the Lessor have agreed that the total cost of the Tenant Improvements and BSAC shall
change from $2,569,644.67 to $2,618,633.67 [$2,569,644.67 + $42,164.00 + ____________]. The Tenant Improvement cost and BSAC 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 and BSAC covered by change
order #3 and #4 by the anticipated date of completion.

3.) The Government shall pay for a portion of the total Tenant Improvement Cost by amortizing $694,001.63 over
the ten (10) year term of the lease agreement, monthly, at an interest rate of 5%. Additionally, the Government
shall pay for the BSAC by amortizing $266,542.67 over the ten (10) year term, monthly, at an interest rate of 5%. The remaining Tenant Improvement and BSAC Cost balance of $1,658,089.37 [$2,618,633.67 - $694,001.63 - $266,542.67 = $1,658,089.37] shall be paid by lump sum, in which case annual rent shall be reduced accordingly
upon the completion and acceptance by the Government of the Tenant Improvement and BSAC on a subsequent
SLA.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same
letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of
the items delivered. The invoice shall reference the number PS0022374 and shall be sent electronically to the
GSA Finance Website at http://www.finance.gsa.gov/defaultexternal.asp. Instructions for invoice submission are
included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the
following address:

General Services Administration
ATTN: Pearl Summers-Garza
1919 Smith Street, Suite 1600
Houston, TX 77002
832-397-8478

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov’t Initials: ____________
Lessor Initials: ____________

Page 2 of 2