


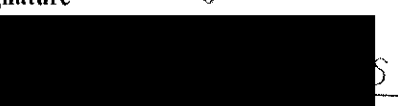
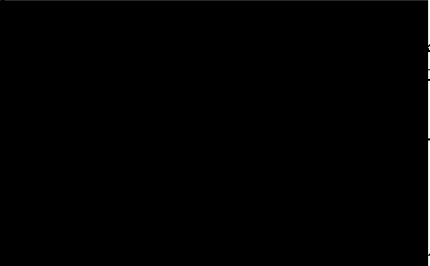


<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 8</p>	<p>DATE <u>8-31-82</u></p>
<p>ADDRESS OF PREMISES: 7701 N Stemmons Fwy Dallas, TX 75247-4232</p>		<p>TO LEASE NO. GS-07B-16944</p>
<p>THIS AGREEMENT, made and entered into this date by and between, Elman Stemmons Associates, LP</p>		
<p>whose address is 100 North Centre Avenue, Suite 502 Rockville Centre, NY 11570</p>		
<p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p>		
<p>WHEREAS, 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.) all other terms and conditions are in full force and effect.</p>		
<p align="center">See Attached</p>		
<p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
<p>BY:  P</p>	<p><u>VP Elman Stemmons GP, Inc</u></p>	<p align="center">Title</p>
<p>Signature </p>	<p><u>John W Moss</u></p>	<p>Printed Name</p>
<p>Wit </p>	<p><u>100 north Centre Avenue, Suite 502</u></p>	<p align="center">(Address)</p>
<p>Signature </p>	<p><u>Rockville Centre, NY, 11570</u></p>	<p align="center">City, State, Zip</p>
<p> Thomas Bell</p>	<p align="center">General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 <u>Contracting Officer</u> (Official Title)</p>	<p></p>

Supplemental Lease Agreement No. 8
LTX16944
7701 N Stemmons Fwy
Dallas, TX 75247

1.) The tenant improvements in SLA#4 have been completed and the Government accepts the leased space on March 1, 2012.

2.) The commencement date of the rental, including the Expansion Area, shall be March 1, 2012 and shall expire on April 30, 2021.

3.) The office space square footage shall change from 84,913 rentable square feet (RSF) yielding 73,867 ANSI/BOMA Office Area (ABOA) to 85,487 RSF feet yielding 74,366 ABOA.

4.) The Government shall pay the Lessor annual rent as follows:

From March 1, 2012 through April 30, 2016 the total annual rental shall change from \$1,401,913.63 to \$1,411,390.37 at the rate of \$117,615.86 paid monthly in arrears. The total annual rent consists of Shell Rent of \$876,241.75, annual Operating Costs of \$535,148.62 plus annual CPI adjustments as stated in the Solicitation for Offer. There are no annual Tenant Improvement costs.

From May 1, 2016 through April 30, 2018 the total annual rent shall change from \$1,444,370.13 to \$1,454,133.87 at the rate of \$121,177.82 paid monthly in arrears. The total annual rent consists of Shell Rent of \$918,985.25 and Operating Costs of \$535,148.62 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2018 through April 30, 2020 the total annual rent shall change from \$1,486,826.63 to \$1,496,877.37 at the rate of \$124,739.78 paid monthly in arrears. The total annual rent consists of Shell Rent of \$961,728.75 and Operating Costs of \$535,148.62 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From May 1, 2020 through April 30, 2021 the total annual rent shall change from \$1,529,283.13 to \$1,539,620.87 at the rate of \$128,301.74 paid monthly in arrears.. The total annual rent consists of Shell Rent of \$1,004,472.25 and Operating Costs of \$535,148.62 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

5.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: