GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-07B-16954

ADDRESS OF PREMISES:
Midway Atriums
14285 Midway Road
Addison, TX 75001-3614

THIS AGREEMENT, made and entered into this date by and between Midway Ascent, LLC
whose address is
5944 Luther Lane, Suite 501
Dallas, TX 75225

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 upon execution by the Government as follows:

1.) Description of the Tenant Improvements to be constructed; and
2.) To provide a Notice to proceed; and
3.) To revise the annual rent; and
4.) To provide for the payment of the Tenant Improvements; and
5.) All other terms and conditions are in full force and effect.

See Attached

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

BY: Midway Ascent, LLC

MANAGER

(R. MAURICE CROWE, JR.)

(Printed Name)

WITNESSES IN THE PRESENCE OF:

5944 LUTHER LANE

STATE 501

DALLAS, TX 75225

(Printed Name)

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST
FORT WORTH, TX 76102

CONTRACTING OFFICER

(Official Title)
Supplemental Lease Agreement #2
GS-07B-16954
Midway Atriums
14285 Midway Road
Addison, TX 75001-3614

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of
the Tenant Improvements depicted and according to the Design Intent Drawings.

The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the
Solicitation for Offer under “Construction Schedule and Acceptance of Tenant Improvements, Review of
Working/Construction Drawings. This Supplemental Lease Agreement does not release the Lessor for
liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent
Drawings.

2.) Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can
consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date
of completion and acceptance by the Government is on or before January 31, 2012.

3.) The Government shall pay the Lessor annual rent of $198,141.42 at the rate of $16,511.79 per month
in arrears. This includes operating costs of $49,965.00 per year and the amortizing of the Tenant
Improvement Allowance of $115,095.96, at an interest rate of 10% over 120 months.

4.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall be
$115,095.96. 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 by the
anticipated date of completion.

Any changes of the Construction Drawings which result in a financial change to the lease agreement, of
any type, must be approved, in writing, by the GSA Contracting Officer.

Tenant Improvement costs shall be amortized over the entire ten (10) year firm term at an interest rate of
ten percent (10%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant
Improvement cost is $18,252.02 paid monthly in arrears in the amount of $1,521.00 and shall be part of
the total monthly rental payment.

All questions pertaining to this Lease shall be referred, in writing, to the Contracting Officer of the
General Services Administration (GSA) or his/her designee. The Government’s occupant of the leased
premises is not authorized to administer this lease or make commitments to the Lessor that are not
followed-up with a written agreement to the Lease. GSA assumes no responsibility for any cost incurred
by the Lessor except as provided by the terms of this Lease or any other cost authorized, in writing, by
the GSA Contracting Officer. The Lessor will not be reimbursed for any services not provided for in this
Lease, including but not limited to repairs, changes in scope of work, alterations, and overtime services
without the written authorization of a Contracting Officer. If Lessor delivers space with Tenant
Improvements not authorized, in writing, by the GSA Contracting Officer, then the Lessor shall not be
entitled to compensation or payment.

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the
rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the
amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease
Agreement.

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

Gov’t Initials [Signature]
Lessor Initials [Signature]