

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-07B-16960
LEASE AMENDMENT	
ADDRESS OF PREMISES 1100 FM 802 Brownsville, TX 78521-0905	PDN Number: PS00027288

THIS AMENDMENT is made and entered into between B.P. and Peggy Newman Properties, LP

whose address is: 2801 E. Montgomery Street, Laredo, TX 78043-1402

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

WHEREAS, the parties hereto desire to amend the above Lease to issue Notice to Proceed with Change Orders 3, 16, 20, 22, and 23.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 3, 2014 as follows:

The purpose of this Lease Amendment No. 7 is to provide Notice to Proceed for Change Orders 3, 16, 20, 22, and 23, attached as Exhibit A, in the total amount not to exceed \$11,873.98. Total cost includes all Lessor fees, overhead and profit. Per this Lease Amendment the Change Orders have been reviewed and found fair and reasonable.

You are hereby authorized to proceed with construction of tenant improvement for the following changes:

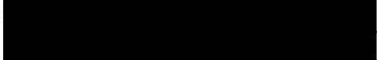
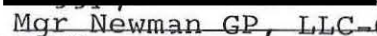
C/O #	Date	Description	Amount
3	12/12/13	Lead free faucets	
16	2/14/14	Additional furniture connections	
20	2/20/14	Metro Electric Connect Modular Furniture	
22	2/6/14	Additional Public Utility Board Fees	
23	2/6/14	Training Room data conduit for adds and wall blocking for TV.	
		Total Lump Sum Cost	\$11,873.98


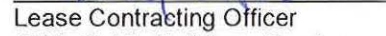
This Lease Amendment contains 2 pages plus an Exhibit A (5 pages).

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 date.


FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature:   
Name:   
Title: Mgr Newman GP, LLC-Gen Ptr  
Entity Name: BP&Peggy Newman Properties, LP  
Date: April 9, 2014

Signature:   
Name:   
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 4-16-2014

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Claudia I. Molina  
Title: Executive Assistant  
Date: April 9, 2014

The total amount (lump sum payment) of \$214,664.02 (\$202,790.04 + \$11,873.98) will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Regarding the lump sum payment for this project, please follow these instructions:

The original invoice must be submitted directly to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy provided to the GSA Project Manager. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address General Services Administration, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX, 76102-0181

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 PS00027288

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

General Services Administration  
ATTN: Cindy Bartel  
819 Taylor St, Room 11A01  
Fort Worth, TX 76102  
817-978-4336

INITIALS: PM & NK  
LESSOR GOVT