

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-07B-16994
LEASE AMENDMENT	
ADDRESS OF PREMISES 6801 Sanger Avenue Waco, TX 76710	PDN Number: PS0026544

THIS AGREEMENT, made and entered into this date by and between Sandstone Executive Plaza, LP

whose address is: 2101 Cedar Springs
Suite 1500
Dallas, TX 75201-2147

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 21, 2013, as follows:


- 1.) To establish lease commencement date
- 2.) To establish beneficial occupancy
- 3.) To establish annual rent payments
- 4.) To establish commission and commission credits
- 5.) To provide completion schedule for carpeting and paint in the Taxpayer Assistance Center
- 6.) To establish payment for security system installation
- 7.) To waive restoration

This Lease Amendment contains 3 pages.

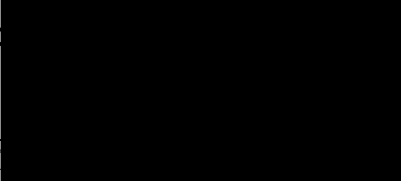
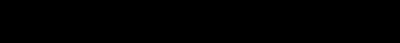
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
Name: Lowell Sands
Title: Manager
Entity Name: Sandstone Executive Plaza, LP
Date: 8/28/13

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: 29 Aug 13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Executive Assistant
Date: 8/28/13

1. The Term of the Lease is as follows:

TO HAVE AND TO HOLD the said premises with their appurtenances for the 10 year term beginning August 21, 2013 through August 20, 2023, subject to termination and renewal rights as may be hereafter set forth.

2. The amount of space occupied is as follows:

9,916 rentable square feet (rsf) which yields 8,623 ANSI/BOMA Office Area square feet (usf) of office and related space in suites 1000, 1010, and 1020 of the building located at 6801 Sanger Avenue, in Waco, Texas 76710, together with 2 parking spaces.

3. Section 1.03 A, Rent and Other Consideration, is revised as follows::

Effective August 21, 2013 through August 20, 2018, the total annual rent shall be \$212,841.32 at the rate of \$17,736.69 paid monthly in arrears. The total annual rent consists of shell rent of \$154,292.96, an annual operating cost of \$24,194.04, Tenant Improvements in the amount of \$147,100.57 amortized at 5% over 60 months, BSAC in the amount of \$4,600.00 amortized at 5% over 60 months, plus all future CPIs.

Effective August 21, 2018 through August 20, 2023, the total annual rent shall be \$182,057.76 at the rate of \$15,171.48 paid monthly in arrears. The total annual rent consists of shell rent of \$157,862.72, an annual operating cost of \$24,194.04, plus all future CPIs.

TERM	RSF	SHELL RENT	*OPERATING RENT	*TENANT IMPROVEMENTS	BUILDING SPECIFIC SECURITY	ANNUAL RENT	PRSF RATE
Years 1-5	9,916	\$154,292.96	\$24,195.04	\$33,311.63	\$1,041.69	\$212,841.32	\$21.46
Years 6-10	9,916	\$157,862.72	\$24,195.04	\$0.00	\$0.00	\$182,057.76	\$18.36

4. Section 1.04 of the Lease is hereby amended as follows:

Jones Lang LaSalle ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to Jones Lang LaSalle Americas, Inc. with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

5. The completion schedule for carpeting in the Taxpayer Assistance Center is as follows:

As agreed to upon the parties, the carpeting and paint in the existing Taxpayer Assistance Center (TAC) shall be completed no later than 90 days following the acceptance of the space.

6. The payment for the security system installation is as follows:

The Government agreed to pay the Lessor a lump-sum payment for the total Security System installation cost in the amount of [REDACTED].

Upon completion, inspection, and acceptance of the space by the Contracting Officer, the Government shall reimburse the Lessor in a lump sum payment in the amount of [REDACTED], upon substantial completion of the security system in accordance with the Government provided specifications and the submission of a proper invoice.

INITIALS: LS LESSOR & Dof GOVT

A properly executed invoice requesting lump sum payment in the amount of [REDACTED] must be submitted electronically to the GSA Finance Office and a copy of the invoice must be submitted to the Contracting Officer at:

General Services Administration
Attn: Me'Chaela Buford
819 Taylor Street, Rm 5A18
Fort Worth, TX 76102

For an invoice to be considered proper, it must:

1. Be received after acceptance of the work by the General Services Administration
2. Include a unique, vendor-supplied invoice number AND the GSA supplied PS number PS PS0026544
3. Indicate the exact payment amount requested
4. Specify the payee's name and address. The payee's name and address must EXACTLY match the address of the Lessor's address listed above
5. The payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed electronic invoice or acceptance of the work by the Government, whichever is later.

Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting the website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at FW-Paymentsearch.finance@gsa.gov

7. The Lessor hereby waives restoration as a result of all improvement.

INITIALS: LS & DL
LESSOR GOVT