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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 1 | DATE <u>4/5/12</u> |
| | TO LEASE NO. GS-07B-17021 | |
| ADDRESS OF PREMISES: Village West Industrial Park, 409 Mill Run, Kerrville, TX 78028-9569 | | |
| THIS AGREEMENT, made and entered into this date by and between R&D Real Estate Holdings, LTD , whose principal place of business is 2390 Memorial Blvd., Kerrville, TX 78028-5615 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government: WHEREAS , the parties hereto agree to supplement the above Lease. 1.) Establish the Commencement Date of the lease rental payments ; and 2.) establish the lease term; 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 style="text-align: center;">See Attached</p> | | |
| IN WITNESS WHEREOF, the parties subscribe their names as of the above date. | | |
|  | gs, LTD <u>President</u> | <u>President</u> Title |
| <u>Tony Roberts, President</u> Printed Name | | |
| Witnessed in the presence of : | | |
|  | <u>2390 Memorial Blvd</u> (Address) | <u>Kerrville, TX 78028</u> City, State, Zip |
| <u>Tricia L. Byrom</u> Printed Name | | |
|  | General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer (Official Title) | |

Supplemental Lease Agreement No. 1
Lease No. GS-07B-17021
409 Mill Run
Kerrville, TX 78028-9569

- 1.) The Government accepts the leased space on July 15, 2012.
- 2.) The total term of the lease agreement is ten (10) years with a firm term of five (5) years. The commencement date of the rental shall begin on July 15, 2012 and shall expire on July 14, 2022.
- 3.) The total leased space shall be 4,915 rentable square feet yielding 4,485 ANSI/BOMA Office area (ABOA). The total square footage will be comprised of office and warehouse space. The office square footage shall be 3,298 rentable square feet yielding 2,868 ANSI/BOMA Office Area (ABOA). The warehouse square footage shall be 1,617 rentable square feet yielding 1,617 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From July 15, 2012 through July 14, 2022, the total annual rental shall be \$93,664.35 at the rate of \$7,805.36 paid monthly in arrears. The total annual rent consists of annual Operating Costs of \$18,514.00. There is no amortized Tenant Improvement cost associated with the rental.
- 5.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials:



Lessor Initials:

