LEASE AMENDMENT No. 4
TO LEASE NO. GS-07B-17059

ADDRESS OF PREMISES
1060 Guadalupe Street
Kerrville, TX 78028

PDN Number:

THIS AGREEMENT, made and entered into this date by and between R&D Real Estate Holdings, Ltd.

whose address is: 2390 Memorial Boulevard
Kerrville, TX 78028-5615

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 November 7, 2013 follows:

1.) To establish a Notice To Proceed with construction.

This Lease Amendment contains 3 pages, including Exhibit “A”.

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: [black]
Name: [black]
Title: [black]
Entity Name: R&D Real Estate Holdings Ltd
Date: 11-18-13

FOR THE GOVERNMENT:

Signature: [black]
Name: [black]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 11-09-13

WITNESSED FOR THE LESSOR BY:

Signature: [black]
Name: [black]
Title: [black]
Date: 11-18-13

WITNESSED FOR THE GOVERNMENT:

Signature: [black]
Name: [black]
Title: [black]
Date: [black]
1) The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements and issues a Notice to Proceed for Tenant Improvements in the amount of $226,351.48 as depicted in Exhibit "A" TI Cost Summary (TICS). In accordance with the lease paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of $226,351.48 shall be amortized through the rent over 60 months at 5%, and is included in the annual rent payment identified in Section 1.03 of the lease. Per Section 4.01 of the lease, the Lessor shall complete Tenant Improvements within 120 working days of receiving the Notice To Proceed from the Government. Any deviations from the Scope of Work (SOW) and the approved DIDs (Design Intent Drawings) will not be permitted unless prior written authorization is obtained from the GSA Contracting officer.

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, all Tenant Improvement costs will be reconciled into the rent by a subsequent Lease Amendment.

The Lessor hereby waives restoration as a result of all improvements.

INITIALS: TR & GOVT

Lease Amendment Form 09/12