

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT ADDRESS OF PREMISES 1060 Guadalupe Street Kerrville, TX 78028	TO LEASE NO. GS-07B-17059 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~~ 12-3-13 as follows:

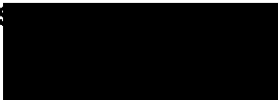
- 1.) To establish a Notice To Proceed with construction.

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.

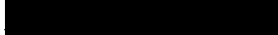
FOR THE LESSOR

Signature: 
 Name: Tony Roberts
 Title: President
 Entity Name: R&D Real Estate Holdings Ltd
 Date: 11-18-13

FOR THE GOVERNMENT

Signature: 
 Name: 
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 12/03/13

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: MICHAEL BURTON
 Title: Accounting mgr
 Date: 11-18-13

- 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 & PC
LESSOR GOVT