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. The purpose of this lease amendment is to accept the leased space.

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 upon Government execution as follows:

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 June 5, 2014 through June 4, 2024, subject to termination and renewal rights as may be hereafter set forth.

2. The amount of space occupied is as follows:

7,580 rentable square feet (rsf) which yields 6,591 ANSI/BOMA Office Area square feet (usf) of office and related space in the building located at 1060 Guadalupe, Kerrville, TX 78028, together with 40 parking spaces.

This Lease Amendment contains 2 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:______________________________
Title: ________________
Entity Name: R&D Real Estate Holdings, Ltd.
Date: ________________

WITNESSED FOR THE LESSOR BY:

Signature: ____________________________
Name:______________________________
Title: ________________
Date: ________________

FOR THE GOVERNMENT:

Signature: ____________________________
Name:______________________________
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service.
Date: ________________

Lease Amendment Form 09/12
3. Section 1.03 A, Rent and Other Consideration, is revised as follows:

Effective June 5, 2014 through June 4, 2019, the total annual rent shall be $212,861.20 at the rate of $17,738.43 paid monthly in arrears. The total annual rent consists of shelf rent of $120,980.00, an annual operating cost of $38,200.00. Tenant Improvements in the amount of $237,050.38 amortized at 5% over 60 months, plus all future CPIs.

Effective June 5, 2019 through June 4, 2024, the total annual rent shall be $183,432.00 at the rate of $15,286.00 paid monthly in arrears. The total annual rent consists of shelf rent of $145,232.00, an annual operating cost of $38,200.00, plus all future CPIs.

<table>
<thead>
<tr>
<th>TERM</th>
<th>RSF</th>
<th>SHELL RENT</th>
<th>OPERATING RENT</th>
<th>TENANT IMPROVEMENTS</th>
<th>ANNUAL RENT</th>
<th>PRSF RENT</th>
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<tbody>
<tr>
<td>Years 1-5</td>
<td>7.580</td>
<td>$120,980.00</td>
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<td>Years 6-10</td>
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<td>$38,200.00</td>
<td>$0.00</td>
<td>$183,432.00</td>
<td>$24.20</td>
</tr>
</tbody>
</table>

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 shelf rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shelf 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 last sentence of Section 1.09 of the Lease is hereby amended as follows:

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is $1.96 per rentable square foot (RSF)

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

INITIALS: [LENDER] & [ASSIGNEE]