

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 10
LEASE AMENDMENT	TO LEASE NO. GS-07P-LTX17083
ADDRESS OF PREMISES 600 Gulf Freeway Texas City, TX 77591	PDN Number: P30032741

THIS AMENDMENT is made and entered into between Lauterburg, LTD

whose address is: 10500 Northwest Freeway, Suite 130, Houston, TX 77092

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

WHEREAS, the parties hereto desire to amend the above Lease to 1.) Accept the change orders as complete that were approved on Lease Amendment Number 9; and 2.) To provide for the payment of the Tenant Improvements.

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 January 15, 2016 as follows:


1.) The change orders approved on Lease Amendment Number 9 have been completed and the Government accepts the improvements to the leased space on January 15, 2016.

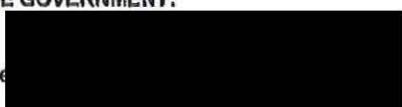
2.) The total cost of the Tenant Improvements is \$367,291.60. The Lessor and the Government agree that a lump-sum payment for a portion of the total Tenant Improvement cost shall be made in the amount of \$9,108.15. The remaining balance of \$348,183.45 shall be amortized monthly into the rent at the rate of ten percent (10.0%) over the first ten (10) years of the lease, as stated in paragraph 5 above.


The total cost of the BSAC is \$36,100.00. The Lessor and the Government agree that a lump-sum payment for a portion of the total BSAC cost shall be made in the amount of \$1,100.00. The remaining balance of the BSAC cost will be amortized as BSAC in the amount of \$35,000.00 and shall be amortized monthly into the rent at the rate of ten (10.0%) over the first ten (10) years of the lease, as stated in paragraph 5 above.

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.


 Title: Melrose Farms Inc. General Partner
 Entity Name: LAUTERBURG, LTD.
 Date: 02.09.2016

FOR THE GOVERNMENT:

 Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
 Date: 2-24-2016

WITNESSED FOR THE LESSOR BY:

 Signature: _____
 Name: _____
 Title: Admin Asst.
 Date: 02.09.2016

The Lessor agrees that the invoice shall be printed on the same letterhead as the party named on this lease, shall include the lease number, building address, and a price and quantity of the items delivered. **It shall reference the number PS0032741** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 800-676-3690.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Leasing Specialist at the following address:

General Services Administration
Attn: Jason Belle
819 Taylor St., Room 11A01
Fort Worth, TX 76102

INITIALS:


LESSOR

&


GOVT