

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 20	DATE SEP. 8, 2009
	TO LEASE NO. GS-04B-32810	

ADDRESS OF PREMISES
 New River Center
 200 E. Las Olas Boulevard
 Ft. Lauderdale, FL 33301

THIS AGREEMENT, made and entered into this date by and between **LAUDERDALE RIVER, INCORPORATED**
 Whose Address is: 13155 Noel Road, Suite 500
 Dallas, TX 75240

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 extend the term of the Lease at the same annual rent.
 NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 23, 2009 as follows:

Paragraph 2 is hereby amended to reflect the following:
 TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning October 23, 1992 through October 22, 2011, subject to termination and renewal rights as hereinafter set forth.

Paragraph 3 is hereby amended to reflect the following:
 The Government shall pay the lessor annual rent for the term, monthly in arrears, as follows:

SUITE	TERM	RSE	ANNUAL RENT	RATE PRSF / BOASE	MONTHLY RENT
2060	10/23/09-10/22/11	3,089	\$121,493.50	\$39.33 / \$46.20	\$10,124.46
2060	10/23/09-10/22/11	13 pkg. spaces	\$10,920.00	\$840.00	\$910.00
1550	10/23/09-10/22/11	21,436	\$828,523.26	\$38.65 / \$45.39	\$69,043.60
1280	10/23/09-10/22/11	2,864	\$110,696.51	\$38.65 / \$45.39	\$9,224.71
		27,389	\$1,071,633.27	\$39.13 / \$45.95	\$89,302.77

Base rent for the lease is \$821,817.80 and the operating rent is \$249,815.47. Annual operating rent is subject to consumer price index escalation throughout the lease term.

Paragraph 4 is hereby amended to reflect the following:
 The Government shall have the right to terminate Suites 1280 and 1550 in whole or part any time on or after 4/22/2011 upon ninety (90) days written notice. The Government shall have the right to terminate Suite 2060 in whole or part any time on or after 4/22/2010 upon sixty (60) days written notice. If a succeeding lease is awarded to the current Lessor within the extension term, it will terminate the day preceding the commencement date of that succeeding lease. The lessor shall have the right to terminate Suites 1280 and 1550 at any time on or after 4/22/2011 upon ninety (90) days written notice. Upon ninety (90) days written notice to the Government and upon the Government's approval of the offered relocated space, the Lessor shall have the right to relocate the Government leased space currently on the 12th floor of this building to a comparable space within the building to allow the Lessor the flexibility to lease the current space to a potential long term tenant. Any costs associated with the relocation including repairs, alterations, and move costs will be at the sole cost to the Lessor.

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 above date.

LESSOR: LAUDERDALE RIVER INCORPORATED BY <u>Kevin Johnson</u> (Signature) IN PRESENCE OF <u>Steve Harrell</u> (Signature)	<u>Kevin Johnson</u> Vice President <u>13155 Noel Rd #500 Dallas, Tx 75227</u> (Address)
UNITED STATES OF AMERICA BY <u>Kevin Johnson</u> (Signature)	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)