

<p style="text-align: center;">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p style="text-align: center;">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 4</p>	<p>DATE 9.10.10</p>
		<p>TO LEASE NO. GS-07B-16625</p>
<p>ADDRESS OF PREMISES: Northwood Tower 1777 NE Loop 410, San Antonio, TX 78217</p>		
<p>THIS AGREEMENT, made and entered into this date by and between Equastone 1777 Tower, L.P., A Delaware Limited Partnership</p>		
<p>whose address is 8910 University Center Lane, Suite 400 San Diego, CA 92122</p>		
<p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p>		
<p>WHEREAS, the parties hereto agree supplement the above Lease.</p>		
<p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended on September 7, 2010 as follows:</p>		
<p>(1) To provide for a Notice to Proceed; and (2) to authorize the payment of a one-time-lump sum payment.</p>		
<p style="text-align: center;">See Attached</p>		
<p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
<p>BY: Equastone 1777 Tower, L.P., a Delaware Limited Partnership By: Equastone ET I, LLC and Equastone II, LLC, Delaware limited liability companies Its: General Partners</p>		
<p>By <u><i>M. Oemcke</i></u> Signature</p>	<p><u>CFO</u> Title</p>	
<p><u>Mark E. Oemcke</u> Printed Name</p>		
<p>Witnessed in the presence of :</p>		
<p><u><i>Julie Hutt</i></u> Signature</p>	<p><u>8910 Universitycenter Lane Ste 400</u> Printed Address</p>	
<p><u>Julie Hutt</u> Printed Name</p>		<p><u>SAN DIEGO CA 92122</u> Printed City, State, Zip</p>
<p>UNITED STATES OF AMERICA</p>		
<p><u><i>Thomas Bell</i></u> Thomas Bell</p>	<p><u>Contracting Officer</u> (Official Title)</p>	

Supplemental Lease Agreement #4
LTX16625
1777 NE Loop 410
San Antonio, TX 78217

1.) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Tenant Improvements depicted in Exhibit "A" and required at 1777 NE Loop 410, San Antonio, TX 78217 under lease GS-07B-16625.

2.) It is mutually agreed to between the parties that a lump-sum-payment of \$18,627.00 shall be paid to the Lessor after the substantial completion and the acceptance by the Government of the tenant improvements as depicted on and attached as Exhibit "A". All fees, permits, materials, labor and architectural plans are the responsibility of the Lessor and are included in lump-sum-payment amount.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0016452** 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 817-978-2408.

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

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

General Services Administration
ATTN: David Garrison
819 Taylor Street 5A18
Fort Worth, TX 76102
817-978-0345

All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials _____

Lessor initials: MA