

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE 5/28/10
	TO LEASE NO. GS-07B-16635	

ADDRESS OF PREMISES **5810 SAN BERNARDO
Laredo, TX 78041**

THIS AGREEMENT made and entered into this date by and between VAQUILLAS REALTY LTD.,
whose address is **5810 SAN BERNARDO AVE, SUITE 490
LAREDO, TX 78041**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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, upon the Execution by the Government, as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 2 is to modify the lease to order tenant improvements above the amount amortized into the lease. The additional costs will be paid for lump sum.

Paragraph IX have been deleted in its entirety and replace as follows:

1. In separate correspondence dated May 24, 2010, the Government has issued a Notice to Proceed with the Tenant Improvements in the amount of \$763,951.58. Tenant Improvements in the total amount of \$449,561.91 shall be amortized through the rent for 10 years at a rate of 7.00%. The Government hereby orders the balance of \$314,389.67.
2. Upon completion, inspection and acceptance of space, the Government shall reimburse the lessor in a lump sum payment in the amount of \$314,389.67, upon receipt of an original invoice after completion, inspection and acceptance of the space by the Contracting Officer or Contracting Officer Representative.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

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

A copy of the invoice must be provided to the Contracting Officer's Representative at the following address:

General Services Administration
Attn: Delario Bolton
819 Taylor Street
Rm 12A-313
Fort Worth, TX 76102

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and description, price and quantity of the items delivered
- GSA PDN # **PS0018575**

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR <u>Vaquillas Realty, Ltd.</u> BY <u>Karby Walker</u> (Signature) IN PRESENCE OF <u>Marysanta</u> (Signature)	<u>Owner/manager</u> (Title) <u>Suite 490</u> <u>5810 San Bernardo Laredo</u> (Address) <u>78041</u>
UNITED STATES OF AMERICA BY <u>Justin Blumel</u> (Signature)	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 TAYLOR ST., FT. WORTH, TX 76102 (Official Title)

3. The Government approved design intent drawings documents which formed the basis for the tenant improvements are hereby incorporated into the Lease as exhibit A.

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

Initials: KW & JS
Lessor Government