

| | | |
|---|---------------------------------------|----------------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT NO 6 | DATE: <u>3.29.11</u> |
| | 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, Suite 490
Laredo, TX 78041-2932

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government.
WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on March 16, 2011, as follows:

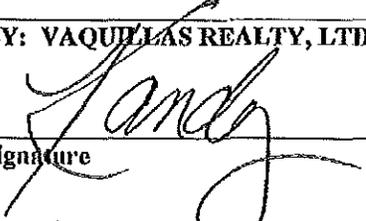
The following changes are made in accordance with the changes clause of the General Clauses of the lease section 552.270-14(2).

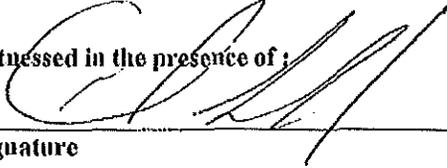
- 1.) Description of Tenant Improvements to be constructed; and
- 2.) To provide for the payment of the Tenant Improvements; and
- 3.) All other terms and conditions are in full force and effect.

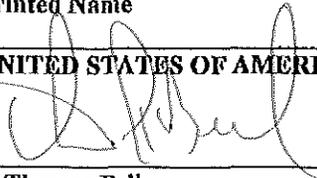
See Attached

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

BY: VAQUILLAS REALTY, LTD.


 Signature _____ Title MANAGER
KATHLEEN WALKER
 Printed Name _____

Witnessed in the presence of: 
 Signature _____ 5810 SAN BERNARDO #490
 (Address) _____
CHARLES L. STAL, CEO VAQUILLAS LAREDO TX 78041
 Printed Name _____ City, State, Zip _____

UNITED STATES OF AMERICA


 Thomas Bell
 General Services Administration
 819 Taylor St.
 Fort Worth, TX 76102
 Contracting Officer
 (Official Title)

Supplemental Lease Agreement #6
LTX16635
5810 San Bernardo Ave., Suite 490
Laredo, Tx 78041

- 1.) Installation of (9) government furnished (USMS) TV brackets. Brackets to be installed in all rooms called for in plans – Supervisor Offices, Galley, Squad Room and FIT Room. Total cost: [REDACTED]
Installation of (8) government furnished (USMS) speakers: (4) speakers in FIT room and (4) in Conference Room. Total cost: [REDACTED]
Cost to hook up government furnished (USMS) refrigerator and dishwasher in Galley. Total cost: [REDACTED]
Installation of additional 356 LF of 3" conduit for workstations and 310 LF of 2" conduit for the Conference Room. Total cost: [REDACTED]

The changes described above pursuant to this SLA shall be maintained by the Lessor during the term of this lease and are to remain the property of the Lessor. Lessor waives restoration of the premises for these changes.

- 2.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The cost for the above work is \$3,547 plus overhead (5% management fee per lease) of \$177.35 for a total cost of \$3,724.35, as depicted on the attached Exhibit "A".

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$784,584.72 to \$788,309.07. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements..

A portion of the Tenant Improvement costs, \$449,561.91 shall be amortized over the first ten (10) year firm term of the lease agreement at an interest rate of 7.00% paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$62,637.54.

The remaining balance of the total cost of the Tenant Improvements is \$338,747.16 (\$788,309.07 - \$449,561.91) and shall be paid by lump sum payment upon acceptance by the Government of the Tenant Improvements.

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 PS0018575 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

Gov't Initials

Lessor Initials:

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: Lisa Smith
819 Taylor Street 5B
Fort Worth, TX 76102

- 3.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: