

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE 7/9/10

TO LEASE NO.
GS-07B-16734

ADDRESS OF PREMISES Research Park Plaza IV
12301 Research Blvd., Suites 270, 200, 180 & 160
Austin, TX 78759-2302

This agreement, made and entered into this date by and between DRA/CLP Research Park Plaza Austin, LP.

whose address is 2101 6th Avenue N, Suite 750
Birmingham, AL 35203-2775

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

WHEREAS, the parties hereto desire to amend the above Lease.

The purpose of this Supplemental Lease Agreement (SLA) No. 4, to lease GS-07B-16734, is to commence the lease and amend the lease as stated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated March 30, 2010 is amended, effective upon execution by the Government, as follows:

Paragraph 2 of the Lease shall be deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 14, 2010, and continuing for a term through 2 years, expiring June 13, 2012, subject to termination and renewal rights as may be hereinafter set forth."

CONTINUED ON PAGE 2 ATTACHED HERETO

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: DRA/CLP Research Park Plaza Austin, LP.

BY [Signature]
(Signature)

SVP
(Title)

IN PRESENCE OF [Signature]
(Signature)

2101 6th Ave. N, Ste. 750, Birmingham AL
(Address) 35203

UNITED STATES OF AMERICA
BY [Signature]
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 Taylor Street, Room 5C05, Fort Worth, TX 76102
(Official Title)

Supplemental Lease Agreement No. 4 to Lease GS-07B-16734
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Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor rent as follows:

Months	Shell	Base Cost of Services	Tenant Improvement Allowance	Total Annual Rent	Total Monthly Rent
1-18	\$ 1,455,307.39	\$ 342,017.80	\$0.00	\$ 1,797,325.19	\$ 149,777.10
19-24	\$ 1,513,650.40	\$ 342,017.80	\$0.00	\$ 1,855,668.20	\$ 154,639.02

Rent shall be paid monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be made payable to:

DRA /CLP Research Park Plaza Austin, LP
 2101 6th Ave. N, Suite 750
 Birmingham, AL 35203-2775"

Paragraph 4 of the Lease shall be deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease at any time after the 18th month, December 13, 2011 following Lease Commencement by giving at least 30 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

Paragraph 17 of the Lease shall be deleted in its entirety and replaced with the following:

"17. The final shell buildout cost is established as \$198,381.00. The Government is returning to the Lessor the unused portion of the shell buildout allowance (\$279,960.00 - \$198,381.00 = \$81,579.00) in an exchange for a decrease in rent (\$4,861.92/month), which has been included in Paragraph 3 herein, using a 9.0% amortization rate over the firm term of 18 months."

Paragraph 20 of the Lease shall be deleted in its entirety and replaced with the following:

"20. In accordance with the revised Paragraph 2.3, Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) [REDACTED] when the Lease is awarded and (ii) [REDACTED] upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. There will not be a Commission Credit due to the Government for this expedited lease transaction."

INITIALS

GOV'T	LESSOR
<i>[Signature]</i>	<i>[Signature]</i>