

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO 1</b>	DATE <u>1/5/12</u>
	TO LEASE NO. <b>GS-07B-16887</b>	

ADDRESS OF PREMISES: 6801 Sanger Ave.  
Waco, TX 76710-7804

THIS AGREEMENT, made and entered into this date by and between. **Sandstone Executive Plaza, LP** whose address is 2101 Cedar Springs STE 1500  
Dallas, TX 75201-2147

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

WHEREAS, the parties hereto agree to supplement the above Lease.

- 1.) To accept the tenant improvements as completed and;
- 2.) establish the Commencement Date of the lease rental payments; and
- 3.) establish the square footages of the leased space; and
- 4.) provide the annual rental amounts; and
- 5.) establish the Governments percentage of occupancy; and
- 6.) establish the reduction amount for vacant space; and
- 7.) 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.

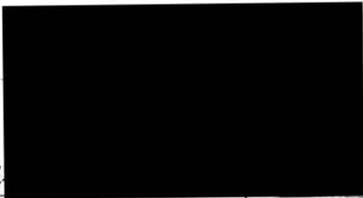
BY: Sandstone Executive Plaza, LP

[Signature]  
Signature

AGENT FOR OWNER  
Title

FRANK CROMWELL  
Printed Name

Witnessed in the presence of:  
[Signature]  
Signature



[Signature]  
Printed Name

City, State, Zip

UNITED STATES OF AMERICA

[Signature]  
Garrett M. Gordon

General Services Administration  
819 Taylor St., Room 5A18  
Fort Worth, TX 76102  
Contracting Officer  
(Official Title)

Supplemental Lease Agreement No. 1

GS-07B-16887

6801 Sanger Ave.

Waco, TX 76710-7804

- 1.) The Government accepts the leased space on October 19, 2011.
- 2.) The total term of the lease agreement is ten (10) years with a firm term of five (5) years. The commencement date of the rental shall begin on October 19, 2011 and shall expire on October 18, 2021.
- 3.) The office space square footage shall be 657 rentable square feet yielding 571 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:  
  
From October 19, 2011 through October 18, 2016 the total annual rental shall be \$10,170.36 at the rate of \$847.53 paid monthly in arrears. The total annual rent consists of annual Shell Rent \$6,964.20, Operating Costs \$2,496.60, and annual Tenant Improvement costs of \$709.56. The total Tenant Improvement cost of \$3,547.80 will be amortized for 60 months at 0% interest.  
  
From October 19, 2016 through October 18, 2021 the total annual rental shall be \$10,328.04 at the rate of \$860.67 paid monthly in arrears. The total annual rent consists of annual Shell Rent \$7,654.05 and Operating Costs \$2,673.99.
- 5.) The Government occupies 0.01 % of the total building.
- 6.) The reduction in rent upon the Government vacating the space before the firm term expires is \$0.84 per rentable square feet.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials

Lessor Initials:

