



ADD SPACE AMENDMENT

Lease: 20169 Austin

Term: 02/01/2008 through 01/31/2013

Effective February 1, 2010 through January 31, 2013, the Texas Facilities Commission hereby adds 1,230 square feet of space to the Governor’s Division of Emergency Management, at \$15.50 annual rate per square foot, for an additional rent amount of \$1,588.75 per month. See the attached floor plan. Lessor will provide a total of 40 parking spaces. In addition, tenant agency and Landlord agree to a Tenant Improvement Allowance defined in “Exhibit Y”.

The contract is amended to read a total of 7,998 square feet of space for a total rent of \$10,330.75 per month, as in accordance with the schedule below.

Term	Sq. Ft. Occupied	Annual Rate/Sq. Ft.	Cost Per Month
02/01/2010 – 02/28/2010	6,768	\$15.50	\$ 8,742.00
02/01/2010 – 02/28/2010	<u>1,230</u>	\$15.50	<u>\$ 1,588.75</u>
	7,998		\$10,330.75
03/01/2010 – 01/31/2013	7,998	\$15.50	\$10,330.75

All other terms and conditions remain the same. This amendment is by mutual agreement between Lessee and Lessor.

TEXAS FACILITIES
COMMISSION APPROVED:

Gregg Werkenthin
Deputy Executive Director for
Space Management & Leasing Services

Approved By:

Pacifica La Costa Green, L.P.
By: Boxer Property Management Corp.
Management Company for Landlord
By: John Rentz, Vice President

cc: Ray Miller, Department of Public Safety
Ginna Harris, Texas Department of Licensing and Regulation

/gdd

**1033 La Posada
Suite 135
1,230 SF**

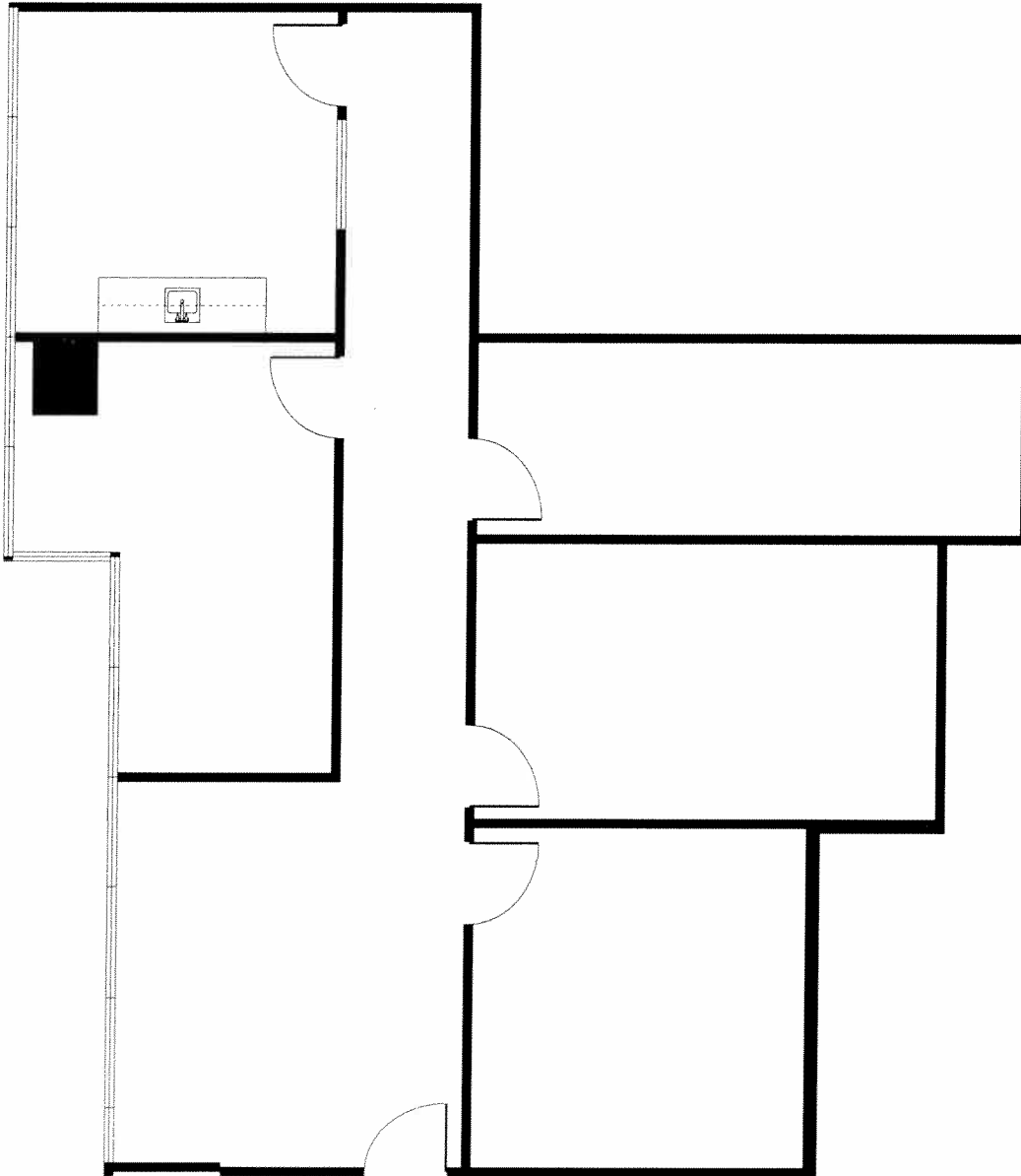


EXHIBIT "Y"

Tenant Improvement Allowance

Landlord agrees to provide Tenant with a tenant improvement allowance in the amount of \$2,500.00 for Tenant Improvements to the Premises (Tenant Improvement Allowance). Allowance shall only be used during the first twelve (12) months from the commencement date of the Add Space Amendment. Tenant agrees that the Landlord will apply the Tenant Improvement Allowance as follows:

Landlord shall construct future tenant improvements as agreed upon in an Improvement Agreement. Tenant does hereby agree to pay Landlord any costs associated with tenant improvement over \$2,500.00. Tenant improvement shall not begin until Landlord receives payment form Tenant.

Tenant agrees to forfeit the Tenant Improvement Allowance if the Tenant is in default of the Lease. Tenant agrees that the Tenant Improvement Allowance does not affect Tenant's obligation to pay its February 2010 rent under the terms and condition of the Lease.

Tenant shall pay February 2010 rent in the amount of \$10,330.75, on or before February 1, 2010.

State Administrative Agency (TDEM) A Part of TEXAS DEPARTMENT OF PUBLIC SAFETY
TENANT (signature and title)
By Robert A. Miller
ROBERT A. MILLER
TENANT (print name)

Jan 29 2010
Date