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LEASE AMENDMENT
LEASE: 20048-Houston
Term: 5/01/2004 through 4/30/2014

This Agreement is made and entered into on this 6/28/04 by and between Lessor, First Industrial, L.P., a Delaware limited partnership of Cook County, Illinois, and LESSEE, STATE OF TEXAS, acting by and through the Texas Building and Procurement Commission.

With reference to Lease Contract 20048-Houston, the Texas Building and Procurement Commission hereby amends the contract as follows:

The Commencement Date of this lease is changed to July 1, 2004, and the Termination Date is changed to June 30, 2014 for space to be occupied by the Texas Youth Commission (TYC). It is agreed that the occupying agency shall have access to the lease space for the first seven days at no charge.

In addition to the above mentioned changes, the Lessor shall provide a retractable divider and TYC specified HVAC registers in the tele/data room as part of the finish out. These items are to be installed as soon as the Lessor can practically complete the work. Tenant agrees that the commencement date of the lease and Tenant's obligation to pay rent hereunder shall not be delayed by the additional changes to the premises noted herein or by any defects in the referenced work station, provided that the Lessor proceeds with due diligence to complete such work or to cure any deficiencies with the work stations. "Exhibit D" of the State Lease Contract, titled Minimum Work Station Requirement, is hereby amended to include the following items below.

AMENDED WORK STATION REQUIREMENTS

Number of Items	Item Description
41	67" high cubes (sized per room schedule)
8	4' x 3' telemarketing stations (placed per floor plan)
1	Pedestal per cube
1	30" lateral file cabinet per cube
2	Task lights per cube
2	4 ft. overheads with locking flipper doors per cube
1	Corner board per cube
1	Tack board per cube
1	Pencil drawer per cube
2	Duplex receptacles per station

* This is used, clean furniture

The total monthly payment of this Lease is amended as indicated in the following rent schedule to include the amortized cost of the work stations (\$53,997), the cost of the retractable divider (\$4,240), and the cost of the HVAC registers (\$1,620):

Term	Sq. Ft. Occupied	Annual Base Rate/SF	Annual Base Rent	Monthly Base Rent	Monthly Finish out Payment	Total Monthly Payment
07/01/04 thru 07/31/04	8,412	\$11.437	n/a	\$8,485.80	\$694.89	\$7,180.59
08/01/04 thru 06/30/07	8,412	\$11.437	\$96,208.08	\$8,017.34	\$694.99	\$8,712.33
07/01/07 thru 06/30/09	8,412	\$11.917	\$100,245.84	\$8,353.82	\$694.99	\$9,048.81
07/01/08 thru 06/30/11	8,412	\$12.457	\$104,788.32	\$8,732.36	\$694.99	\$9,427.35
07/01/11 thru 06/30/14	8,412	\$12.937	\$108,828.08	\$9,068.84	\$694.99	\$9,763.83

This lease amendment is by mutual agreement between Lessor and Lessee. If you have any questions, please contact Gayla Davis at 512-475-2438.

TEXAS BUILDING AND PROCUREMENT
COMMISSION APPROVED:


Gregg Werkenthin
State Lease Officer

Approved By:


First Industrial, L.P.