

February 20, 2013



2603 Augusta Dr., Suite 115
Houston, TX 77057
713.783.7228 Tel
713.785.9200 Fax

Clarity Financial
Connie Mack
2603 Augusta Dr. Suite 420
Houston, TX 77057

RE: Evening use of 5-Star Conference Center at 2603 Augusta on Thursday, February 21, 2013

Clarity Financial and Connie Mack has requested permission from **CBRE Inc., SP5 2603 Augusta, LP and CBRE Global Investors** (collectively, the "Owners") to use the 5-Star Conference Center for an event on Thursday, February 21, 2013 (the "Event"). Evening usage of the 5-Star Conference Center will entail alcohol consumption of which a hired law enforcement representative will be on-site. As an accommodation to **Clarity Financial**, the owner agrees to allow the use of the premises subject to the conditions outlined below:

Clarity Financial agrees and warrants that it will hold Owner harmless from any claims of personal injury to any person, employee, agent, guest or invitee of Tenant or any claims of personal property damage as a result of, or in connection with the use of the Premises (except to the extent that such injury or damage arises from or relates to the acts or omissions of Owner, its agents, guests, or invitees).

Clarity Financial further warrants and represents that it will not bring any action, claim or suit against Owner as a result of any loss, damage or injury to any personal property or person in connection with the use of the premises (except to the extent that such injury or damage arises from or relates to the acts or omissions of Owner, its agents, guests, or invitees).

Clarity Financial further agrees to maintain, at no expense to Owners, the following insurance coverage with respect to the Event:

- (1) a policy of general commercial liability insurance, naming each of the Owners as additional insureds with a combined limit of not less than \$1,000,000,
- (2) an umbrella liability insurance policy with a combined limit of not less than \$2,000,000.

Clarity Financial further agrees to name each of the Owners **as additional insureds on such insurance policies and provide, prior to the date of the Event, an insurance certificate evidencing the required insurance coverage.** Should any incident occur that damages the 5-Star Conference Center or surrounding property, the Owner will hold Clarity Financial responsible. Also, please note there will be a charge for air per the applicable fee designated in your lease file.

If this is your understanding of the agreement and is acceptable to you, please indicate your complete acceptance of the same by having an **authorized** representative of **Clarity Financial** execute below and fax this letter to us at 713.785.9200 or email to monica.corado@cbre.com.

Sincerely,

CBRE, Inc.

Janet L. Shipley

Janet Shipley

Senior Real Estate Manager

Accepted and Agreed

this 20th day of February 2013

Connie Mack of Clarity Financial

By: _____

Title: _____