

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16772	DATE 9/1/11	PAGE 1 of 2
---------------------------------------	------------------------------	----------------	----------------

ADDRESS OF PREMISES
Metairie Centre, 2424 Edenborn Ave., Suite 400, Metairie, LA 70001

THIS AGREEMENT, made and entered into this date by and between EDENBORN PARTNERS LIMITED PARTNERSHIP

whose address is 2424 Edenborn Ave., Suite 600
Metairie, Louisiana 70001

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

WHEREAS, the parties hereto desire to amend and establish the commencement date of the above Lease, to document the reduction in total Tenant Improvement Allowance and related changes to the lease rate for the firm term, to incorporate the amended LAN Room Requirements and associated BTU specs and to adjust the operating costs escalation base.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by both parties to as follows:

- I. Part I, Section 6a) of the Lease is deleted in its entirety and replaced with the following:
"The estimated cost to prepare the space for occupancy by the Government and the Offeror's proposed amortization rate for tenant alterations. Tenant Improvement Allowance = \$115,741.79."
- II. Part II, Section 3 of the Lease is deleted in its entirety and replaced with the following:
"TO HAVE AND TO HOLD the premises with their appurtenances for the term commencing on August 11, 2011, and continuing through August 10, 2021, inclusive, subject to termination and renewal rights as may be hereinafter set forth. The Government may terminate this lease, in whole or in part, effective any time after the fifth (5th) year of this lease by giving at least 60 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."
- III. Due to the change in Tenant Improvements amount (Item I above) and the increase in operating costs associated with the maintenance and upkeep of the Supplemental HVAC Unit for the LAN room (Item VII below), Part II, Section 5 of the Lease is deleted in its entirety and replaced with the following:
"AMOUNT OF ANNUAL RENT, Years 1-5: \$120,714.22, Years 6-10: \$94,530.00."
- IV. Due to the change in Tenant Improvements amount (Item I above) and the increase in operating costs associated with the maintenance and upkeep of the Supplemental HVAC Unit for the LAN room (Item VII below), Part II, Section 6 of the Lease is deleted in its entirety and replaced with the following:
"RATE PER MONTH, Months 1- 60: \$10,059.52, Months 61-120: \$7,877.50."
- V. Section 4, Sheet 1 Rider of the Lease is deleted in its entirety and replaced with the following:
"In the accordance with Paragraph 6 of the Lease, the tenant improvement allowance is \$115,741.79 and shall be amortized in the rent for 60 months at the rate of 8.00%. The total annual cost of Tenant Improvements for the amortization period shall be \$28,161.92."

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE <i>Philip Bulliard, Managing General Partner</i>	NAME OF SIGNER Philip Bulliard
ADDRESS 2424 Edenborn Ave., Suite 600, Metairie, LA 70001	

IN PRESENCE OF

SIGNATURE <i>Sandy Suter</i>	NAME OF SIGNER Sandy Suter
ADDRESS 2424 Edenborn Ave., Suite 600, Metairie, LA 70001	

UNITED STATES OF AMERICA

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Jeffrey Navarro
	OFFICIAL TITLE OF SIGNER Contract Officer

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16772	DATE	PAGE 2 of 2
---------------------------------------	------------------------------	------	----------------

VI. Section 7, Sheet 1 Rider of the Lease is deleted in its entirety and replaced with the following:

"In accordance with the Supplemental Lease Requirements - Attachment #2 Paragraph 1.9 entitled Operating Costs; the escalation base is established as \$5.88/RSF (\$24,240.00/annum). The increase in escalation base is related to LAN room requirements detailed in Item VII below."

VII. The LAN Room Requirements and associated BTU specs, as amended, which were included in the design intent drawings are hereby incorporated into the lease as Exhibit I (3 pages). The additional costs related to the supplemental HVAC are \$165.00 per month for additional electric consumption and \$150.00 per month for maintenance.

VIII. Lessor will, prior to September 9, 2011, correct any and all punch list items set forth in the GSA Form 1204 completed on August 11, 2011 and attached hereto as Exhibit II.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR  GOV'T