

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NO. GS-07B-16850 DATE 8/3/11 PAGE 1 of 2

ADDRESS OF PREMISES  
5304 Flanders Drive, Baton Rouge, LA 70808-7206

THIS AGREEMENT, made and entered into this date by and between WONG'S PROPERTY, L.L.C.

whose address is 8550 United Plaza Blvd., Suite 702  
BATON ROUGE, LA 70809

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated July 12, 2011 is amended, effective July 12, 2011, as follows:

Supplemental Lease Agreement (SLA) Number 1 is issued to establish an effective date for the commencement of this lease.

Part I. The Lease of the Lease (L201-A) shall be deleted in its entirety and the following substituted therefore:

"THIS LEASE is made and entered into between WONG'S PROPERTY LLC

("the Lessor"), and THE UNITED STATES OF AMERICA ("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A Simplified Lease Proposal attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B, ("the Premises"), together with the right to the use of the parking spaces and other areas described in said Section II, to have and to hold for a term of 10 YEARS, commencing on July 12, 2011 through July 11, 2021. The Government may terminate this lease at any time on or after July 11, 2016 by giving at least 90 days 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, subject to the terms and conditions set forth below.

A. **Rental Consideration.** In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified in Line 10, Boxes 10D and 10F (and, if applicable, the corresponding boxes in Line 11) on Exhibit A, Section II, and the actual Rentable Area delivered for occupancy and use by the Government, subject to the limitations set forth in Paragraph III.A.5. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and tenant improvements specified in the Lease, including those described in the Exhibit A and the Requirements Development Package attached hereto as Exhibit C, all taxes of any kind, and all operating costs. Unless a separate rate is specified in Line 16, rights to parking areas shall be deemed to be included in the rent. Rent shall not be adjusted for changes in taxes or operating costs.

CONTINUED ON PAGE 2 ATTACHED

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

LESSOR

SIGNATURE

NAME OF SIGNER

ADDRESS

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

B. *Early Termination Right.* After the 5th anniversary of the commencement of the term of this Lease (July 11<sup>th</sup>, 2016), the Government may notify the Lessor of the early termination of this Lease by giving at least 90 days written advance notice to the Lessor. This right to elect early termination shall expire 90 days after said anniversary.

C. *Renewal Options.* This Lease may be renewed at the option of the Government for a term of five (5) years at the rental rate(s) set forth in Exhibit A, Section II, Line 10, Box 10H (and, if applicable, Box 11H), provided notice is given to the Lessor at least 60 days before the end of the original lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

D. *Documents Incorporated By Reference.* The following documents are incorporated by reference, as though fully set forth herein:

1. Exhibit A, GSA Form 1364A, Lessor's Simplified Lease Proposal in Response to Request for Lease Proposals No. OLA2104.
2. Exhibit B, Floor Plan Delineating the Premises
3. Exhibit C, Requirements Development Package - N/A
4. Exhibit D, GSA Form 3518A, Representations and Certifications (Rev. 1/07)

E. *Tenant Hours of Operation.* The Government shall be entitled to routinely occupy and use the Premises during the following hours:

	Start	End
Weekdays:	7:00 A.M.	5:00 P.M.
Saturdays:	N/A	
Sundays:	N/A	
Federal Holidays:	N/A	

F. *Tenant Improvements.* Lessor shall complete tenant improvements including re-carpeting and re-painting of the premises, including relocation and replacement of furniture, within thirty (30) calendar days following the execution date of SLA No. 1. Work shall be completed after normal tenant working hours and coordinated with the Government to minimize agency disruption."

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

SA [Signature]