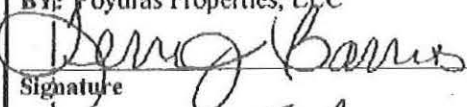
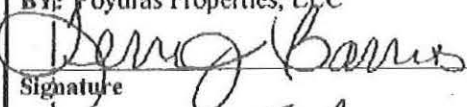
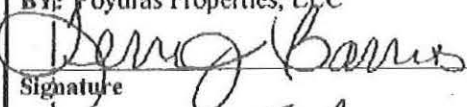
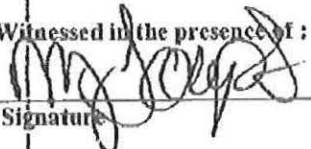
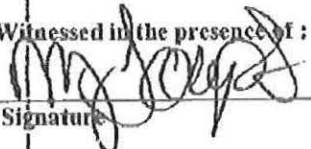
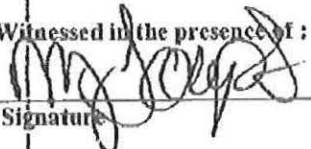





GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE 9.14.11		
TO LEASE NO GS-07B-16997				
ADDRESS OF PREMISES: 1250 Poydras Street, Suite 490 New Orleans, LA 70113-1805				
THIS AGREEMENT, made and entered into this date by and between. Poydras Properties, LLC whose address is 1250 Poydras Street, Suite 2460, New Orleans, LA 70113-1818 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government: WHEREAS , the parties hereto agree to supplement the above Lease. 1.) To accept the leased space; 2.) establish the Commencement Date of the lease rental payments; and 3.) establish the square footages of the leased space; and 4.) provide the annual rental amounts; and 5.) establish the Governments percentage of occupancy; and 6.) establish the reduction amount for vacant space; and 7.) all other terms and conditions are in full force and effect. <div style="text-align: center;">See Attached</div>				
IN WITNESS WHEREOF , the parties subscribe their names as of the above date.				
<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> BY: Poydras Properties, LLC <div style="text-align: center;">  Signature </div> <div style="text-align: center;"> Terry J. Barris Printed Name </div> </td> <td style="width: 50%; vertical-align: top;"> <div style="text-align: center;"> Agent Title </div> </td> </tr> </table>			BY: Poydras Properties, LLC <div style="text-align: center;">  Signature </div> <div style="text-align: center;"> Terry J. Barris Printed Name </div>	<div style="text-align: center;"> Agent Title </div>
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Supplemental Lease Agreement No. 1
LLA16997
1250 Poydras Street Ste 490
New Orleans, LA 70113-1805


- 1.) The Government accepts the leased space on September 15, 2011.
- 2.) The commencement date of the rental shall be September 15, 2011 and shall expire on September 14, 2021.
- 3.) The office space square footage shall be 2,752 rentable square feet yielding 2,428 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From September 15, 2011 through September 14, 2016 the total annual rental shall be \$57,792.00 at the rate of \$4,816.00 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$41,968.00, and annual Operating Costs of \$15,824.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From September 15, 2016 through September 14, 2019 the total annual rent shall be \$60,544.00 at the rate of \$5,045.33 paid monthly in arrears.. The total annual rent consists of Shell Rent of \$44,720.00 and Operating Costs of \$15,824.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From September 15, 2019 through September 14, 2021 the total annual rent shall be \$63,296.00 at the rate of \$5,274.67 paid monthly in arrears.. The total annual rent consists of Shell Rent of \$47,472.00 and Operating Costs of \$15,824.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

- 5.) The percentage of occupancy for Tax Reimbursement purposes shall be: .65% (2,752 Rentable Square Footage, (RSF) /422,890 RSF) and the new Base Year for taxes shall be the taxes in the year of 2011.
- 6.) The Government's adjustment of vacant space shall be a reduction of \$1.44RSF.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials: 

Lessor Initials: 