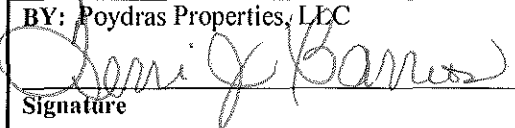
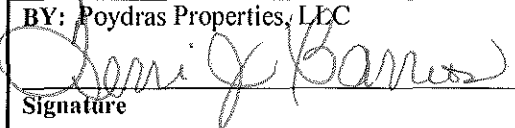
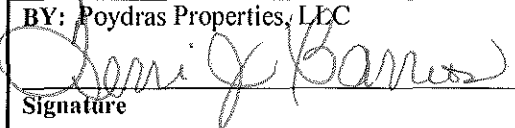
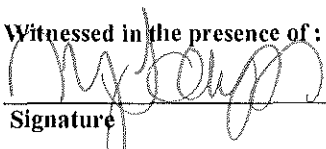
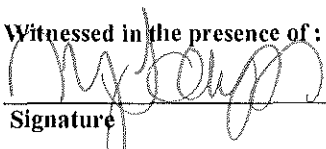
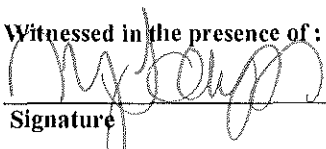
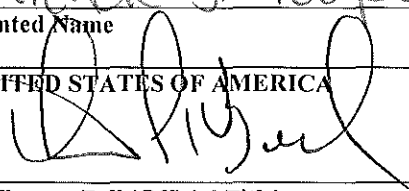
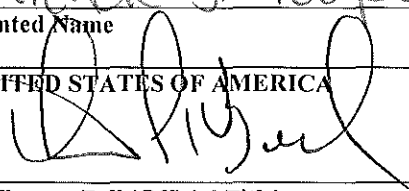
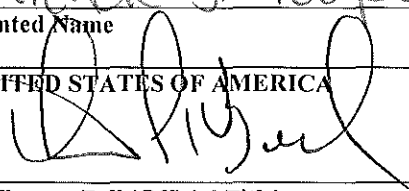


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 2	DATE 12-22-11			
ADDRESS OF PREMISES: 1250 Poydras Street, Suite 490 New Orleans, LA 70113-1805					
THIS AGREEMENT, made and entered into this date by and between. Poydras Properties, LLC 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 correct the Commission and Commission Credit paragraph of the Lease. <div style="text-align: center; margin-top: 20px;">See Attached</div>					
IN WITNESS WHEREOF , the parties subscribe their names as of the above date.					
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%; vertical-align: top;"> BY: Poydras Properties, LLC <div style="margin-top: 10px;">  Signature </div> <div style="margin-top: 10px;"> Terri J. Barrios Printed Name </div> </td> <td style="width: 55%; vertical-align: top;"> <div style="margin-top: 10px;"> Agent Title </div> </td> </tr> </table>			BY: Poydras Properties, LLC <div style="margin-top: 10px;">  Signature </div> <div style="margin-top: 10px;"> Terri J. Barrios Printed Name </div>	<div style="margin-top: 10px;"> Agent Title </div>	
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<table style="width: 100%; border: none;"> <tr> <td colspan="2" style="vertical-align: top;"> Witnessed in the presence of: <div style="margin-top: 10px;">  Signature </div> <div style="margin-top: 10px;"> Michele J. Toups Printed Name </div> </td> <td style="width: 55%; vertical-align: top;"> <div style="margin-top: 10px;"> 1250 Poydras Street (Address) </div> <div style="margin-top: 10px;"> New Orleans, La 70113 City, State, Zip </div> </td> </tr> </table>			Witnessed in the presence of: <div style="margin-top: 10px;">  Signature </div> <div style="margin-top: 10px;"> Michele J. Toups Printed Name </div>		<div style="margin-top: 10px;"> 1250 Poydras Street (Address) </div> <div style="margin-top: 10px;"> New Orleans, La 70113 City, State, Zip </div>
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Supplemental Lease Agreement No. 2
GS-07B-16997 (LLA16997)
1250 Poydras Street Ste 490
New Orleans, LA 70113-1805

1.) Paragraph 1.04 of the Lease Form L202 is modified as follows:

"1.04. BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)

Avant Properties, a licensed real estate broker in the State of Louisiana and its cooperating licensed broker, Federal Real Estate Services, Inc. (Sub-Contractor with CB Richard Ellis for the GSA National Broker Contract) along with its co-broker Transcapital Realty, LLC (collectively "the Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. The Commission Credit has changed from [REDACTED] to [REDACTED]. Therefore, only [REDACTED] of the Commission, will be payable to Broker with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable.

Notwithstanding the "Rent and Other Considerations" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent.

Month 1 Rental Payment \$4,816.00 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$4,816.00 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent."

2.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials: 

Lessor Initials: 