

Supplemental Lease Agreement
Number 3

Lease Number:

GS-07B-16675

Date:

6/22/10

5100 Village Walk, Covington, Louisiana

THIS AGREEMENT, made and entered into this date by and between Phoenix Covington Associates, LLC whose address is 5100 Village Walk, Covington, Louisiana 70433-4012, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 is amended, effective on the date this Supplemental Lease Agreement (SLA) Number 3 is signed by the Government as follows:

The purpose of this Supplemental Lease Agreement No. 3 is to provide modifications to the Scope of Work for Tenant Improvements that are underway in the portion of the space, consisting of 2,419 rentable square feet (2,104 useable square feet), that is to be accepted at a later date (referred to as Phase II Acceptance).

1. In separate correspondence dated February 25, 2010, the Government issued a Notice to Proceed with Tenant Improvements in the amount of \$139,028.56. That amount will increase by \$4,236.75, as reflected on the attached proposals, resulting in a total Tenant Improvement Allowance of \$143,265.31, which will be amortized over the 10-year firm term at 6% interest per year. A restatement of all tenant improvements costs and amortization payments shall be provided in a subsequent SLA that documents Phase II Acceptance.
2. The approved Government Initiated Change Order #2 includes providing material and labor associated with the following work: a) Furnish and install [REDACTED]; b) Furnish and install sound abatement to existing walls; and c) Furnish and install 2.5 gallon, 120-volt water heater. It also includes additional permit fees that were improperly calculated.
3. The Lessor hereby waives restoration as a result of all improvements.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Less [REDACTED] Covington Associates, LLC

By: [REDACTED]

In the P [REDACTED]

Managing Member
 (Title)
 5100 VILLAGE WALK
 COVINGTON, LA
 (Address)

Services Administration, Public Buildings Service.

Contracting Officer
 (Official Title)