

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 6	DATE 3-1-12
	TO LEASE NO. GS-07B-16701	

ADDRESS OF PREMISES: 18134 E. Petroleum Dr., Baton Rouge, LA 70809

THIS AGREEMENT, made and entered into this date by and between LBA-GSA BATON ROUGE, LLC,  
whose address is 2733 ROSS CLARK CIRCLE  
DOTHAN, ALABAMA 36301



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

WHEREAS, the parties hereto agree to supplement the above Lease.

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

- 1) To document the acceptance of the premises; and
- 2) To commence lease term; and
- 3) To finalize the RWA funding amount; and
- 4) To acknowledge Lessor's responsibility for punch list items; and
- 5) To correct Lessor's address; and
- 6) All other terms and conditions are in full force and effect.

See Next Page for Further Detail Related to the Items Above

Lessor: LBA-GSA BATON ROUGE, LLC  (Witness)	Member _____ (Title) 2733 Ross Clark Cir, Dothan, AL 36301 _____ (Address)
	GENERAL SERVICES ADMINISTRATION  CONTRACTING OFFICER (Official Title)

- 1) The premises is accepted as substantially complete as of today, February 23, 2012.
- 2) Section 2 of the Standard Form 2 dated May 6, 2010 ("SF2") is hereby deleted in its entirety and replaced with the following:  
"TO HAVE AND TO HOLD the said premises with their appurtenances for the term commencing February 23, 2012 and continuing through February 22, 2027 inclusive, subject to termination and renewal rights as may be hereinafter set forth."
- 3) Due to extra costs associated with Change Orders # 2 & 3 approved in SLA #5, Section 2 of SLA #4 is deleted in its entirety and replaced with the following:  
"The Lessor and the Government have agreed that the total cost of the Tenant Improvements is \$1,367,964.61. In accordance with the SFO paragraph 3.2A, it is agreed that the Tenant Improvement Allowance, in the amount of \$524,319.30, shall be amortized over the first ten (10) years of the term of the lease agreement and paid monthly in arrears at an annual interest rate of seven (7) percent (%). It is further agreed that the remaining balance of Tenant Improvements, in the amount of \$843,645.31, will be funded in a lump-sum payment subject to the invoicing procedure stated in SLA #1. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion."
- 4) Lessor will, prior to March 9, 2012, correct any and all punch list items set forth in the GSA Form 1204 (attached hereto as Exhibit A) completed on February 23, 2012.
- 5) The address provided for Lessor was incorrect on SLA #4, dated January 23, 2012, and SLA #5, dated February 14, 2102. The Lessor's address is hereby corrected and stated, in all lease documentation as:  
  
2733 ROSS CLARK CIRCLE  
DOTHAN, ALABAMA 36301
- 6) All other terms and conditions of the lease are in full force and effect.

Initials: Lessor BD Govt 