

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 2	DATE 2-15-12
	TO LEASE NO. GS-07B-16817	
ADDRESS OF PREMISES: 5304 Flanders Drive, Suite A Baton Rouge, LA 70808-7206		
THIS AGREEMENT, made and entered into this date by and between Wong's Property, LLC		
whose address is C/O Latter & Blum Property Management 10455 Jefferson Highway, Suite 100 Baton Rouge, LA 70809-7211		
hereinafter called the 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 on December 16, 2011 as follows:		
1.) Description of the Change Orders to be approved and authorized; and 2.) To provide a Notice to proceed; and 3.) To provide for the payment of the Tenant Improvements and Building Specific Security Costs; and 4.) All other terms and conditions are in full force and effect.		
See Attached		
IN WITNESS WHEREOF, the parties subscribe their names as of the above date.		
[Redacted Signature]	_____ <i>Managing member</i> Title	
_____ <i>Michelle Wong</i> Printed Name		
[Redacted Signature]	_____ <i>Hua Li Lu 27 Hao A3003</i> (Address)	
_____ <i>Man Bun Wong</i>	_____ <i>Guangzhou, China</i> City, State, Zip	
[Redacted Signature]	_____ General Services Administration 819 Taylor St Fort Worth, TX 76102 Contracting Officer (Official Title)	

Supplemental Lease Agreement #2

LLA 16817

5304 Flanders Drive, Suite A
Baton Rouge, LA 70808-7206

- 1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements depicted in Change Order #1 through Change Order #5 document, attached as Exhibit "A" through Exhibit "E".
- 2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Scope of Work. The anticipated date of completion and acceptance by the Government is on or before February 24, 2012.
- 3.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$122,144.00 as stated in SLA #1 to \$128,632.95 [\$122,144.00 + \$6,488.95]. The increased costs of \$6,488.95 include the total of the following:

Exhibit "A", Change Order #1 \$4,785.72, consisting of 3 pages
Exhibit "B" Change Order #2 \$5,515.85, consisting of 3 pages
Exhibit "C", Change Order #3 (\$3,778.00), consisting of 6 pages
Exhibit "D" Change Order #4 \$515.38, consisting of 3 pages
Exhibit "E", Change Order #5 (\$550.00), consisting of 2 pages

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.

Any changes of the Construction Drawings which result in a change to the lease agreement (financial, term or condition) must be approved, in writing by the GSA Contracting Officer.

The Lessor and the Government have agreed that the total cost of the Tenant Improvements is \$128,632.95. A portion of the total costs, \$122,144.00, shall be amortized over the first five (5) years of the term of the lease agreement and paid monthly in arrears at an annual interest rate of six and three-quarters percent (6.75%). 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.

The Building Specific Security Allowance shall change from \$14,500.00 as stated in the SF2 to \$10,404.37, shown on Exhibit "F", consisting of 3 pages which is attached. The total costs of the Building Specific Security Allowance, \$10,404.37 may be paid lump sum or amortized over the first five (5) years of the term of the lease agreement and paid monthly in arrears at an annual interest rate of six and three-quarters percent (6.75%). Building Specific Security Allowance amortized payments will begin upon completion and acceptance of all tenant improvements to the leased premise.

The remaining balance of the total cost of the Tenant Improvements is \$6,488.95 [\$128,632.95 - \$122,144.00] and shall be paid by a lump sum payment upon the substantial completion and acceptance by the Government of the tenant improvements necessary to finish the interior of the leased space.

To submit for payment of the lump sum payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0022433 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

Gov't Initials: HTB

Lessor Initials: MW

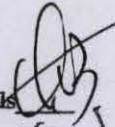
If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Leasing Specialist at the following address:

General Services Administration
ATTN: Kristen Jackson
819 Taylor Street 5A18
Fort Worth, TX 76102

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials: 

Lessor Initials: 