

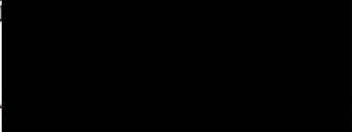


<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 4</p>	<p>DATE <i>6-5-2012</i></p>
<p>TO LEASE NO. GS-07B-16817</p>		
<p>ADDRESS OF PREMISES: 5304 Flanders Drive, Suite A Baton Rouge, LA 70808-7206</p>		
<p>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:</p> <p>WHEREAS, the parties hereto agree to supplement the above Lease.</p> <p>1.) To accept the tenant improvements as completed and; 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 adjustment for vacant space; and 7.) to provide for lump sum payment; and 8.) to provide for broker commission and commission credit; and 9.) to provide for the completion of the punch list items; and 10.) all other terms and conditions are in full force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
<p>BY: </p>	<p><i>managing member</i> Title</p>	
<p>Signature _____ <i>Michelle Wong</i> Printed Name</p>		
<p>Witnessed by the presence of: </p>	<p><i>27 Hua Li Lu, A3003</i> (Address)</p>	
<p><i>MAN BUN WONG</i> Printed Name</p>	<p><i>Guangzhou, China</i> City, State, Zip</p>	
<p></p>	<p>General Services Administration 819 Taylor St. Fort Worth, TX 76102 <u>Contracting Officer</u> (Official Title)</p>	

Supplemental Lease Agreement #4

LLA 16817

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

1.) The tenant improvements have been substantially completed and the government accepts the leased space on February 15, 2012.

2.) The commencement date of the rental shall be February 15, 2012 and shall expire on February 14, 2022.

3.) The office space square footage shall be 7,588 rentable square feet yielding 7,273 ANSIBOMA Office Area (ABOA).

4.) The Government shall pay the Lessor annual rent as follows:

From February 15, 2012 through February 14, 2017, the total annual rental shall be \$189,994.95 at the rate of \$15,832.91 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$127,099.00, annual Operating Costs of \$31,456.00 plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of \$28,982.42 and annual Building Specific Amortization Capital cost of \$2,457.53.

From February 15, 2017 through February 14, 2022, the total annual rent shall be \$171,834.00. The total annual rent consists of Shell Rent of \$140,378.00 and Operating Costs of \$31,456.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 70.12% (7,588 Rentable Square Footage, (RSF) /10,820 RSF) and the new Base Year for taxes shall be the taxes in the year of 2012.

6.) The Government's adjustment of vacant space shall be a reduction of \$1.84/RSF . ✓

7.) The total cost of the Tenant Improvements is \$130,849.00. The Lessor and the Government agree that a lump-sum payment for a portion of the total tenant improvement cost shall be made in the amount of \$8,146.93. The remaining balance of \$122,702.07 shall be amortized monthly into the rent at the rate of six and three-quarters percent (6.75%) over the first five (5) years of the lease as stated in paragraph 4 above.

The total cost of the Building Security Amortization Capital cost is \$10,404.37. The entire balance of \$10,404.37 shall be amortized monthly into the rent at a rate of six and three-quarters percent (6.75%) over the first five (5) years of the lease as stated in paragraph 4 above.

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. It 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. If the Lessor is unable to process this invoice electronically, and 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 Contracting Officer at the following address:

General Services Administration
ATTN: Kristen Jackson
819 Taylor Street 7PRA; Room 5A18
Fort Worth, Texas 76102-0181

Gov't Initials ml
Lessor Initials: MW

8.) The Lessor and the Broker have agreed to a cooperating lease commission. The total amount of the commission shall change from [REDACTED], as state in the SF2 to [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit).

The Commission Credit to the Government shall change from [REDACTED], as stated in the SF2 to [REDACTED]. [REDACTED] The Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the Shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit to the Government. 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.

First Month's Rental Payment of \$15,832.91 minus the Commission Credit ([REDACTED]) equals [REDACTED] as the adjusted First Month Rent.

Second Month's Rental Payment of \$15,832.91 minus the Commission Credit ([REDACTED]) equals [REDACTED] as the adjusted Second Month Rent."

9.) The Lessor and the Government agree that the requirements specifically identified in Exhibit A of this lease have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies as part of the negotiated lease contract within 10 working days of the Government's acceptance of the space for occupancy. Within 7 days of the completion date for the Lessor to cure the deficiencies in Exhibit A of this lease, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent, including all administrative costs. No extensions will be granted.

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

Gov't Initials nl

Lessor Initials: mw