

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-07P-LLA17178
ADDRESS OF PREMISES 401 EDWARDS STREET SHREVEPORT, LA 71101-3289	PDN Number:

THIS AMENDMENT is made and entered into between Louisiana Tower Operating, LLC

whose address is: 330 Garfield Street, Santa Fe, NM 87501-2612

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 May 29, 2014, as follows:

- A. The purpose of this lease amendment is to accept and commence the leased premise described as Suite 510 which consists of 8,296 Rentable Square Feet (RSF), 7,090 ANSI/BOMA Office Area Square Feet (ABOA SF) and Twenty-eight (28) structured parking spaces at 401 Edwards Street, Shreveport, LA, 71101-3289.
 - 1. The tenant improvements have been substantially completed and the government accepted the leased space on May 29, 2014. The commencement date of the rental space shall be March 1, 2014.
- B. Upon execution of this Lease Amendment, the following clauses as set forth in the GSA Form L202 (September 2012) and all subsequent Lease Amendments are hereby deleted in their entirety and replaced as follows:

1. LEASE TERM

To Have and To Hold, the said Premises known as Suite 510 with its appurtenances for the term beginning March 1, 2014 and continuing for a period of FIFTEEN (15) Years, TEN (10) Years Firm, through February 28, 2029 subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains {3} pages.

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 below date.

FOR THE LESSOR: [Redacted] LLC
 BY: Louisiana [Redacted] Assoc. LP
 BY: BEL [Redacted] LLC

Signature: [Redacted]
 Name: Paul Gerwin
 Title: Vice President
 Entity Name: Louisiana Operating LLC
 Date: June 27, 2014

FOR THE GOVERNMENT:
 [Redacted]

Signature: [Redacted]
 Name: [Redacted]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Leasing Division 7PRC
 Date: 7-11-14

WITNESSED FOR THE LESSOR BY:

[Redacted]

Signature: [Redacted]
 Name: [Redacted]
 Title: Executive / National managing Director
 Date: July 8, 2014

2. Paragraph 1.01, THE PREMISES (SUCCEEDING) (JUN 2012)

The Premises are described as follows:

A. Office and Related Space: 8,296 rentable square feet (RSF), yielding 7,090 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 5th floor(s) and known as Suite 510, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as 17 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

3. Paragraph 1.02, EXPRESSAPPURTENANT RIGHTS (JUN 2012)

A. Parking: 28 parking spaces as depicted on the plan attached hereto as Exhibit A, reserved for the exclusive use of the Government, of which 28 shall be structured parking spaces, and 0 shall be surface/inside parking spaces. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property

4. Paragraph 1.03, RENT AND OTHER CONSIDERATION (JUN 2012), Part A:

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (YRS 1-10) 03-01-2014 TO 02-29-2024	NON-FIRM TERM (YRS 11-15) 03-01-2024 TO 02-28-2029
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$109,660.14	\$138,696.14
TENANT IMPROVEMENTS RENT ²	\$29,686.07	N/A
OPERATING COSTS ³	\$35,105.18	\$35,105.18
BUILDING SPECIFIC AMORTIZED CAPITAL	N/A	N/A
PARKING	N/A	N/A
TOTAL ANNUAL RENT	\$174,451.39	\$173,801.32

¹Shell rent (Firm Term) calculation: \$13.22 per RSF multiplied by 8,296 RSF.

²The Tenant Improvement Allowance of \$213,062.75 is amortized at a rate of 7 percent per annum over 10 years.

³Operating Costs rent calculation: \$4.23 per RSF multiplied by 8,296 RSF.

5. Paragraph 1.04, COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. Smith Real Estate Services (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. Only [REDACTED] of the Commission, will be payable to Smith Real Estate Services, 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 time.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully 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 \$14,537.62 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.*

INITIALS:  & 
LESSOR & GOVT

Month 2 Rental Payment \$14,537.62 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.*

Month 3 Rental Payment \$14,537.62 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.*

6. Paragraph 1.05, TERMINATION RIGHTS (Aug 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after February 29, 2024 (leap year), by providing not less than sixty (60) days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

C. The Lessor hereby waives restoration as a result of all improvements.

INITIALS: C & hw
LESSOR GOV'T