

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07P-LLA17212
ADDRESS OF PREMISES 5455 Bankers Avenue Baton Rouge, LA 70808	PDN Number: N/A

THIS AMENDMENT is made and entered into between Aldrich Acres, LLC

whose address is: 6300 Jefferson Highway
Baton Rouge, LA 70806

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- 1.) To accept the Tenant Improvements (TIs) as substantially complete; and
- 2.) To establish the commencement date of the lease rental payments; and
- 3.) To establish the termination date of the lease; and
- 4.) To document the amount of area leased by the Government; and
- 5.) To document the common area factor; and
- 6.) To establish the annual rental amounts; and
- 7.) To establish the method of payment of the total Tenant Improvement costs; and
- 8.) To document the percentage of occupancy; and
- 9.) To document the Base Cost of Services; and
- 10.) To establish parking in the lease; and
- 11.) To document the Broker Commission and the Commission Credit; and
- 12.) All other terms and conditions of this lease shall remain in full force and effect.

This Lease Amendment contains 3 pages.

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

FOR THE ALDRICH
 Signature: _____
 Name: Alan
 Title: ALDRICH ACRES LLC
 Entity Name: ALDRICH ACRES LLC
 Date: 3/19/16

FOR THE GOVERNMENT:
 Signature: _____
 Name: Lindsay Killian
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 5/26/2016

WITNESSED BY
 Signature: _____
 Name: _____
 Title: ACCOUNTANT
 Date: 5/19/16

1. The Tenant Improvements (TIs) have been substantially completed and the Government accepts the leased space on March 17, 2016. The Lessor and the Government agree that the requirements specifically identified in the GSA Form 1204 Condition Survey Report; which is depicted in the attached Exhibit "A", have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies by March 31, 2016. Within 7 days of the completion date for the Lessor to cure the deficiencies in Exhibit "A" of this Lease Amendment, 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.

2. The Commencement Date of the rental shall be October 16, 2014, and shall expire on October 15, 2024, subject to the termination rights set forth herein.
3. The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, March 16, 2021, by providing not less than 90 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.
4. The total square footages of the leased premise is established as 17,847 rentable square feet (RSF), yielding 17,129 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the first floor of the Building.
5. The Common Area Factor is established as 1.041917216% (17,847 RSF/17,129 ABOA).
6. The Government shall pay the Lessor annual rent as follows:

From October 16, 2014 through March 16, 2016, the total annual rental shall be \$419,404.50 at the rate of \$34,950.38 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$286,801.29, annual Operating Costs of \$132,603.21, plus annual Operating Cost Adjustments.



From March 17, 2016 through March 16, 2021, the total annual rental shall be \$560,205.02 at the rate of \$46,683.75 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$286,801.29, annual Operating Costs of \$131,748.71, Tenant Improvement Costs of \$141,655.02. These costs include annual Operating Cost Rental Adjustments through October 16, 2015.

From March 17, 2021 through October 15, 2024, the total annual rental shall be \$418,550.00 at the rate of \$34,879.17 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$286,801.29, annual Operating Costs of \$131,748.71, plus annual Operating Cost Adjustments.

7. The Government and the Lessor have agreed that the total cost of the TI's (including change orders) shall be \$610,598.80. The Government shall pay for the total TI Cost by amortizing \$610,598.80 over the firm term (60 months), monthly in arrears, at an interest rate of 6.00%.

TI 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 TI's and BSAC.

8. The percentage of occupancy for Real Estate Tax purposes is established as 100% [17,847RSF / 17,847 RSF X 100].
9. For the purposes of Operating Cost adjustments as provided in the lease agreement, the Lessor's base rate shall be \$7.43 per RSF (\$132,603.21/annum) and the base year shall be established at year 2014.
10. The number of parking spaces assigned to this lease shall be 109 surface/outside parking spaces.

INITIALS:  LESSOR &  GOV'T

11. Savills Studley, Inc. ("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 Savills Studley, Inc. 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 practicable.

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 \$34,950.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Full Month's Rent.*

Month 2 Rental Payment \$34,950.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Full Month's Rent.*

Month 3 Rental Payment \$34,950.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Full Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration".

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

INITIALS:  LESSOR &  GOVT