

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-07B-LLA17244
ADDRESS OF PREMISES 3535 S. Sherwood Forest Baton Rouge, LA 70816-2255	PDN Number: PS0028604

THIS AMENDMENT is made and entered into between Hebert Interests, L.L.C. whose address is: 17806 Augusta Drive, Baton Rouge, LA 70810-0200

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

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

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


- 1.) To Establish the Commencement Date of the lease rental payments; and
- 2.) Accept the tenant improvements as completed and;
- 3.) Establish the square footages of the leased space; and
- 4.) Establish the termination rights of the lease; and
- 5.) Provide the annual rental amounts; and
- 6.) Establish the Governments Percentage of Occupancy; and
- 7.) Establish the reduction amount for vacant space; and
- 8.) Establish the Operating Costs Base; and
- 9.) Establish the Common Area Factor; and
- 10.) All other terms and conditions are in full force and effect.

This Lease Amendment contains 6 pages.

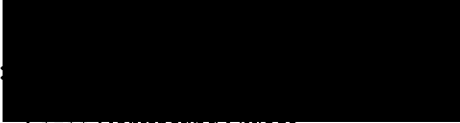

All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

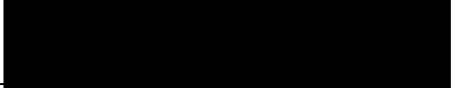
FOR THE LESSOR:

Signature: 
Name: ROBERT M. HEBERT, JR.
Title: MEMBER
Entity Name: HEBERT INTERESTS, LLC
Date: 10-11-2014

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7-8-14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: MARGARET M. HEBERT
Title: MEMBER
Date: 10-11-2014

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 9, 2014 as follows:

- 1.) The Commencement Date of the rental shall be June 9, 2014 and shall expire on June 8, 2024, subject to the termination rights set forth in the lease.
- 2.) The Government accepts the tenant improvements as complete effective June 9, 2014. Upon completion, inspection and acceptance of the space, the Government shall pay for the total Tenant Improvement Cost of \$28,654.00 by a lump-sum payment upon the completion and acceptance by the Government of the Tenant Improvements necessary to finish the interior of the leased space as depicted on the attached Exhibit "A". The lump-sum payment 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.

Upon acceptance of the TI by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor 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 PS0028604 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 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 Lease Contracting Officer at the following address:

General Services Administration
 Attn: Christina Dolan
 819 Taylor Street, Room 11A-133
 Fort Worth, Texas 76102-6124

- 3.) The leased premise square footage shall be 19,720 Rentable Square Feet (RSF) yielding 18,548 ANSI/BOMA Office Area (ABOA). The Premises are described as follows:

Office and Related Space: 19,720 rentable square feet (RSF), yielding 18,548 ANSI/BOMA (ABOA) square feet (SF) of office and related Space located on the First and Second floor(s) and known as Suite(s) 120, of the Building, with the warehouse space.

	RSF	ANSI/BOMA
OFFICE	11,621	10,930
WAREHOUSE	4000	3,762
OTHER(LAB/SPECIAL USE)	4,099	3,856
TOTAL	19,720	18,548

At no cost to the Government is the wareyard space, established at 24,950 RSF.

INITIALS:  LESSOR &  GOVT

4.) The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 120 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.

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

	FIRM TERM (7-YEARS)	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$121,278.00	\$121,278.00
OPERATING COSTS ²	\$ 169,592.00	\$ 169,592.00
AMORTIZED TENANT IMPROVEMENTS ³	\$32,967.03	0
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$5,211.58	0
TOTAL ANNUAL RENT	\$329,048.61	\$290,870.00

¹Shell rent (Firm Term) calculation: \$6.15 per RSF multiplied by 19,720 RSF

²Operating Costs rent calculation: \$8.60 per RSF multiplied by 19,720 RSF

³TI Principal: \$182,912.90 – Interest: 6.85% - Term: 7 Years

⁴BSAC Principal: \$28,915.70 – Interest: 6.85% - Term: 7 Years

6.) The Percentage of Occupancy for Tax Reimbursement purposes shall be: 100.0 percent and the new Base Year for taxes shall be the taxes in the year of 2013.

7.) The Government's Adjustment for Vacant Space shall be a reduction of \$2.00 per ABOA SF of space vacated by the Government.

8.) The parties agree that for purpose of applying the clause titled "Operating Cost Adjustment" that the lessor's base rate for operating cost is \$8.60 per rentable square foot (\$169,592.00 per annum).

9.) The Common Area Factor shall be 1.06318740 (19,720 RSF/18,548 ABOA).

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

INITIALS:  & 
LESSOR & GOV'T