

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LLA17329
ADDRESS OF PREMISES 16819 EAST MAIN ST. GALLIANO, LA 70354	PDN Number: N/A

**THIS AGREEMENT**, made and entered into this date by and between

**GREATER LAFOURCHE PORT COMMISSION**

whose address is: 16829 EAST MAIN ST.  
GALLIANO, LA 70354-0490

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 July 27, 2014 as follows:


- 1.) To establish the Commencement Date of the lease rental payments; and
- 2.) To establish the square footage of the leased space; and
- 3.) To provide annual rental amounts; and
- 4.) To establish the Percentage of Occupancy; and
- 5.) To establish the Base for the Operating Cost Adjustment; and
- 6.) To establish the Adjustment for Vacant Space; and
- 7.) To establish the Common Area Factor; and
- 8.) All other terms and conditions shall remain in full force and effect.

This Lease Amendment contains 2 pages.

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


**FOR THE LESSOR:**

**FOR THE GOVERNMENT:**

Signature:   
Name: \_\_\_\_\_  
Title: EXECUTIVE DIRECTOR  
Entity Name: GREATER LAFOURCHE PORT COMM'N  
Date: 7/8/2014

Signature:   
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
819 Taylor St, Room 11B, Fort Worth, TX 76102  
Date: 7/8/2014

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: PHYCE ANDR  
Title: GENERAL COUNSEL  
Date: 7/8/2014

- 1.) The Commencement Date of the rental shall be July 27, 2014 and shall expire on July 26, 2024, subject to the termination rights set forth in the lease.
- 2.) The leased premise square footage shall be 2,485 Rentable Square Feet (RSF) yielding 2,330 ANSI/BOMA Office Area (ABOA).
- 3.) The Government shall pay the Lessor annual rent as follows:  
  
From July 27, 2014 through July 26, 2024, the total annual rent shall be \$21,825.90. The total annual rent consists of Shell Rent of \$11,216.42 and Operating Costs of \$10,609.48 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.
- 4.) In accordance with the lease paragraph 1.08 entitled "Percentage of Occupancy for Tax Reimbursement", the percentage shall be 44% (2,485 RSF/2,330 RSF) and the new Base Year for taxes shall be the taxes in the year of 2015.
- 5.) In accordance with the lease paragraph 1.09 entitled "Operating Cost Base," the escalation base shall be \$10,610.95 (2,485 RSF X \$4.27).
- 6.) In accordance with the lease paragraph 2.08 entitled "Adjustment for Vacant Premises," the reduction shall be \$2.50 per ABOA.
- 7.) The Common Area Factor shall be 1.07 (2,485 RSF/2,330 ABOA).
- 8.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS: ccc  
LESSOR

&

[Signature]  
GOV'T