

| | | |
|-----------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | | LEASE AMENDMENT No. 2 TO LEASE NO. GS-07P-LLA17332 |
| ADDRESS OF PREMISES 1120 Plaza Boulevard Monroe, LA 71201 | | PDN Number: N/A |

THIS AMENDMENT is made and entered into between CAMPCO OF MONROE, INC.

whose address is: 1503 N. 19TH STREET
 MONROE, LA 71201

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to accept the leased premise as substantially complete. **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the signature hereof by both parties and delivered, as follows:

- 1.) To accept the Tenant Improvements as substantially complete; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Re-state the expiration of the firm term of the lease; and
- 4.) Establish the square footages of the leased space; and
- 5.) Provide the annual rental schedules and amounts; and
- 6.) Establish the Governments' Percentage of Occupancy for Property Tax purposes; and
- 7.) To provide for the rental reduction amount for vacant space; and
- 8.) Establish the Base amount for the Operating Cost adjustments; and
- 9.) Establish the Common Area Factor; and
- 10.) To provide for the payment of the Tenant Improvements; and
- 11.) To state the Broker Commission and the Commission Credit; and
- 12.) All other terms and conditions are in full force and effect.

See Attached

This Lease Amendment contains 4 pages.

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

FOR THE LESSOR:

Signature: [Redacted]
 Name: [Redacted]
 Title: [Redacted]
 Entity Name: CAMPCO OF MONROE, INC.
 Date: 11/31/17

FOR THE GOVERNMENT:

Signature: [Redacted]
 Name: [Redacted]
 Title: [Redacted]
 Entity Name: GSA, Public Buildings Service, Leasing Division
 Date: 11/19/2017

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
 Name: [Redacted]
 Title: [Redacted]
 Date: 11/31/17

- 1.) The tenant improvements have been *substantially* completed and the Government accepts the leased premise on December 14, 2016. The Lessor and the Government agree that the requirements specifically identified in Attachment "A", *GSA Form 1204 - Condition Survey Report* of this lease amendment 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 60 calendar days February 20, 2017. Within 7 calendar days of the completion date for the Lessor to cure the deficiencies in Attachment "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 on the demised premise shall be December 14, 2016 and shall expire on December 13, 2026, subject to the termination rights set forth in the lease.
- 3.) The firm term of the lease expires on December 13, 2021.
- 4.) The total leased premise square footage shall be 10,752 Rentable Square Feet (RSF) yielding 10,240 ANSI/BOMA Office Area (ABOA) and 66 surface/ outside parking spaces.
- 5.) The Government shall pay the Lessor annual rent as follows:

From December 14, 2016 through December 13, 2021, the total annual rental shall change from \$309,159.05 to \$309,146.41 at the rate of \$25,762.20 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$157,409.28, annual Operating Costs of \$62,351.00 plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of \$88,324.86, and annual Building Specific Amortized Capital (BSAC) amortization of \$1,061.27.

From December 14, 2021 through December 13, 2026, the total annual rent shall be \$214,169.24 at the rate of \$17,847.44 per month in arrears. The total annual rent consists of Shell Rent of \$151,818.24 and Operating Costs of \$62,351.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement or BSAC amortization costs.
- 6.) The Governments' Percentage of Occupancy for Property Tax Reimbursement purposes shall be 100% ((10,752 RSF (leased premise) / 10,752 RSF (Building total RSF) X 100).
- 7.) The Government's Adjustment for Vacant Space shall be a reduction of \$3.25/ABOA.
- 8.) In accordance with the Lease paragraph entitled "Operating Cost Base", the escalation base shall be \$62,351.00.
- 9.) The Common Area Factor shall be 5% ((10,752 RSF – 10,240 ABOA) / 10,752 RSF X 100 {rounded to the nearest whole percentage point per the lease agreement}).
- 10.) The Lessor and the Government agree that the total cost of all improvements paid for by the Government is \$398,874.27. The total cost consists of \$394,159.27 of Tenant Improvements and \$4,715.00 of BSAC. The awarded Tenant Improvement Allowance was \$392,446.43 and the BSAC Cost is \$4,715.00.

INITIALS:  LESSOR &  GOVT

The total cost of \$398,874.27 for all improvements shall be paid for using a combination of amortized allowances and a lump-sum-payment. The Government has determined that \$1,749.00 was paid down by lump sum. The remaining cost shall be paid by amortizing the amount of \$397,125.27 [\$392,410.27 TI Costs + \$4,715.00 BSAC cost] in the rent monthly for the firm term of the lease and more specifically the first five (5) years of the lease term, in arrears, at four and three-quarters percent (4.75%) interest rate.

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 [REDACTED] and [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 full 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 the 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 full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

| | | | | |
|-------------------------------------------------------------------------------------------|------------|--------|------------|--------------|
| Month 1 Rental Payment \$25,762.20 minus prorated commission credit of full Month's Rent. | [REDACTED] | equals | [REDACTED] | adjusted 1st |
| Month 2 Rental Payment \$25,762.20 minus prorated commission credit of full Month's Rent. | [REDACTED] | equals | [REDACTED] | adjusted 2nd |
| Month 3 Rental Payment \$25,762.20 minus prorated commission credit of full Month's Rent. | [REDACTED] | equals | [REDACTED] | adjusted 3rd |

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

INITIALS: [Signature] LESSOR & [Signature] GOVT