

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.1
	TO LEASE NO. GS-07P-LLA17055
ADDRESS OF PREMISES 201 Saint Patrick Street Lafayette, LA 70506-4500	PDN Number: PS0032269

THIS AGREEMENT, made and entered into this date by and between **Brian K. Vesey & Associates, Inc.**

Whose address is: 301 Beverly Drive
Lafayette, LA 70503-3109

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, when executed by the Government follows

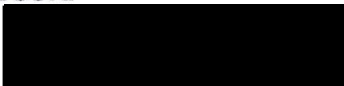
- 1.) To provide a Notice to Proceed;
 - 2.) To restate the Tenant Improvement and BSAC costs;
 - 3.) To provide for the payment of the Tenant Improvements;
 - 4.) To restate the Tenant Improvement Fee Schedule (Paragraph 1.10).
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- 1) Upon full execution and delivery of the Lease Amendment, the Lessor can consider this as a Notice To Proceed with the construction of the Tenant Improvements and Building Specific Amortized Capital (BSAC). The anticipated date of completion of the Tenant Improvements/BSAC and acceptance of the Government is on or before November 16, 2015 (90 working days from notice to proceed).
 - 2) The Government shall pay the Lessor for the total cost of the Tenant Improvements (not including BSAC) as follows:

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.

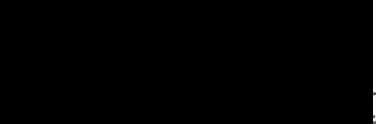
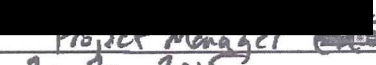
FOR THE LESSOR:

Signature: 
Name: Brian K Vesey
Title: President
Entity Name: Brian K. Vesey & Associates, Inc.
Date: 7-7-2015

FOR THE GOVERNMENT:

Signature: 
Name: David D. Smith
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service,
Date: 7/8/2015

WITNESSED BY:

Signature: 
Name: 
Title: Project Manager (Lessor)
Date: 7-7-2015

The total cost of the Tenant Improvements shall change from \$369,177.68 to \$884,362.32. The total Tenant Improvement 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 Tenant Improvements by the anticipated date of completion.

Any changes of the Construction Drawings, which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

A portion of the total Tenant Improvement costs, \$283,983.00, shall be amortized over the first five (5) year firm term of the lease agreement at an interest rate of five percent (5%) paid monthly in arrears.

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The remaining balance of the total cost of the Tenant Improvement is \$600,379.32 (\$884,362.32 - \$283,983.00) shall be paid by a lump-sum payment upon the substantial completion and acceptance by the Government of the Tenant Improvements (refer to section 1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT).

The total cost of the BSAC is \$30,459.00. The total BSAC 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 BSAC by the anticipated date of completion.

The total BSAC costs, \$30,459.00, shall be amortized over the first five (5) year firm term of the lease agreement at an interest rate of five percent (5%) paid monthly in arrears.

Upon the completion of the Tenant Improvement/BSAC, and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Lease Amendment.

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

- 3) To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the 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 PS0032269** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> Instructions for invoice submission is included on the website. Additional assistance is available from the Finance Customer Service line at 1-800-676-3690.

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 Contracting Officer/Realty Specialist at the following address:

General Services Administration
 Attn: David Garrison
 819 Taylor Street, Room 11A0
 Ft. Worth, Texas 76102

INITIALS:

BRV
 LESSOR

&

DG
 GOVT

4) Paragraph 1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012) is deleted in its entirety and replaced with:

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (\$PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	8.315%
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	5%

INITIALS: BKN & DG
LESSOR GOVT