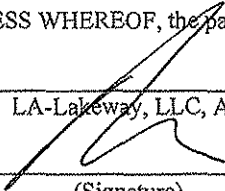

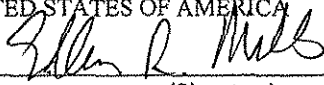


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 8	DATE <u>3/18/2011</u>
		TO LEASE NO. GS-07B-16476
ADDRESS OF PREMISES 3838 N. Causeway Blvd. Metairie, LA 70002		
THIS AGREEMENT, made and entered into this date by and between LA - Lakeway, LLC, A Delaware Limited Liability Company whose address is: 3900 North Causeway Blvd. #1350 Metairie, LA 70002 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 upon full execution of this agreement , by both parties, as follows: The purpose of this Supplemental Lease Agreement (SLA) is to provide for alterations to the above-named lease space.		
<ol style="list-style-type: none"> 1. The Lessor shall provide space alterations in consideration of a one time lump sum payment not to exceed \$141,928.60 at 3838 North Causeway Boulevard, Metairie, Louisiana 70002. Space alterations shall be provided in accordance with Equity Office Properties proposal dated July 20, 2010, attached as Exhibit A, and General Conditions for Lease Alterations, attached as Exhibit B, and JBA Consulting Engineers construction documents (CDs) dated June 29, 2010, attached as Exhibit C. Specifically, space alterations to rooms 1711B, 1711D, 1711E, and 1711F. Equity Office Properties proposal dated July 22, 2010 (Exhibit A), General Conditions for Lease Alterations (Exhibit B), and JBA Consulting Engineers construction documents (CDs) dated June 29, 2010 (Exhibit C) are hereby incorporated into this lease. 2. Lessor hereby waives all rights to restoration pertaining to these alterations. 3. Full execution of this agreement will serve as the Government's Notice to Proceed. 4. Change orders must be approved by the Contracting Officer. The Government occupant is not authorized to administer this lease, and GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this SLA or authorized in writing by the Contracting Officer or their designee. 		
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 above date.		
LESSOR: LA-Lakeway, LLC, A Delaware Limited Liability Company BY  _____ (Signature)		Chris Hendricks Market Managing Director _____ (Title)
Chris Hendricks _____ (Printed Name)		
IN PRESENCE OF  _____ (Signature)		Equity Office 15950 N. Dallas Prkwy, Ste. 300 Dallas, TX 75248 _____ (Address)
UNITED STATES OF AMERICA BY  _____ (Signature) ELLEN R. MILLS		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION REGION 7 _____ (Official Title)

5. Payment will be made upon completion of the work by the Lessor and acceptance by the Government.
6. In order to receive payment, the Lessor should create and include a unique invoice number on the invoice submitted for payment. The invoice should have the Lessor's name and lease number cited exactly how it is stated on the lease contract. The invoice should include the PDN number **PS0019395**. Lessor should submit invoices electronically on the GSA Finance website at www.finance.gsa.gov (instructions for submitting invoices are found on the website). If Lessor is unable to process the invoice electronically, the Lessor may mail the invoice to the following address:

GSA Greater Southwest Finance Center
P.O. Box 17181
Ft. Worth, TX 76102

7. With regard to the Government's review of the construction drawings (CDs), the Government does not approve CDs but merely checks to ensure the drawings mirror and/or do not deviate from the Government approved layout. The technical accuracy is solely the Lessor's responsibility and the Lessor agrees that the level of details requested on the plans by the Government team is not to be questioned or presumed that the Government understands they will are or will be "included or understood" by the Lessor's team. The Government acknowledges the JBA Consulting Engineers construction documents (CDs) dated June 29, 2010, which formed the basis for the cost of these space alterations. They are incorporated as stated in paragraph 1 of this SLA, but the Government does NOT approve them.

END OF TEXT

INITIALS	
GOVT	LESSOR
SM	V