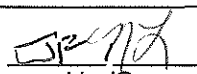


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AGREEMENT		LEASE AGREEMENT NO. 15
		TO LEASE NO. GS-07B-16476
ADDRESS OF PREMISES	Lakeway Three 3838 N. Causeway Blvd Suite 1700 Metairie, LA 70002	
THIS AGREEMENT, made and entered into this date by and between LA- Lakeway LLC,(Former Lessor), and Lakeway Associates, LLC and Lakeway Associates II, LLC, (Lessor).		
whose address is	Seven Penn Plaza New York, New York, 1001	
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 <u>July 16, 2013</u> , as follows:		
<ol style="list-style-type: none"> 1. Lakeway Associates, LLC and Lakeway Associates II, LLC., Lessor, hereby assumes all the incomplete obligations of Lease GS-07B-16476 as amended, and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after July 16, 2013. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-16476 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease. 2. The Government agrees to accept the furnishing of the aforesaid premises in accordance with the terms, provisions, and conditions of said lease, as amended reserving however, all the Government's rights against Lessor and Former Lessor. 3. Lakeway Associates, LLC and Lakeway Associates II, LLC., Lessor waives all rights to payments under subject lease as against the Government arising prior to July 16, 2013. 4. LA- Lakeway LLC., former Lessor, confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with this lease after July 16, 2013. 5. General Services Administration is required to have its lessors register in the System for Award Management (SAM). The SAM is the primary vendor database for the United States Government and is valuable to you to ensure payment. SAM validates the lessor's information and electronically shares the secure and encrypted data with the federal agencies' finance offices to facilitate paperless payments through electronic funds transfer. Lessors must update or renew their registration annually to maintain an active status. For assistance contact the SAM Help Desk at www.sam.gov or, you may call 866-606-8220. 6. Notwithstanding the foregoing, all payments heretofore made by the Government to LA- Lakeway LLC.,Former Lessor, and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken. The actual change of ownership took place on June 11, 2013, and the rent payments from that date to the current date were paid to former lessor and both lessor and former lessor waive rental claims stemming from those payments. 		
(Continued on Page 2 attached hereto and made a part of SLA No. 15 to Lease GS-07B-16476)		
		 L'or/Gov Lease Amendment Form 07/12

Lease Agreement No. 15 attached to and made a part of Lease GS-07B-16476.

7. Lakeway Associates, LLC and Lakeway Associates II, LLC (Lessor) agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to SAOP Northwest Center, LP, Former Lessor, and Lakeway Associates, LLC and Lakeway Associates II, LLC Lessor.
8. The new owner of GS-07B-16207 is required to complete the GSA form 3518 enclosed and return it with the Lease Amendment which will be made part of the lease.

9. PAYEE ADDRESS:

BROADWALL MANAGEMENT CORP
PO BOX 6401
METAIRIE, LA 70009

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: LAKEWAY ASSOCIATES LLC

Signature: _____

Name: Jeffrey Stall

Title: President

Entity Name: Lakeway Associates LLC

Date: 8/19/2013

FOR THE GOVERNMENT:

Signature: Nancy Lopez

Name: Nancy Lopez

Title: Lease Contracting Officer

GSA, Public Buildings Service

LESSOR: LAKEWAY ASSOCIATES II, LLC

Signature: _____

Name: Jeffrey Stall

Title: President

Entity Name: Lakeway Associates II, LLC

Date: 8/19/2013

FORMER LESSOR: LA-LAKEWAY, LLC

Signature: Dan Voo

Name: Dan Voo

Title: Vice President

Entity Name: LA-Lakeway, LLC

Date: 9/9/2013

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: Jennifer DeLong

Title: _____

Date: 10/14/13