

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 6	DATE 8-10-10
ADDRESS OF PREMISES		Versailles Centre 102 Versailles Blvd Lafayette, LA 70501
THIS AGREEMENT, made and entered into this date by and between Champion Real Estate Equities, VII L.L.C. Whose address is: 100 Rue Iberville, Suite 200 Lafayette, LA 70508-4615 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 July 27, 2010 as follows: The purpose of this Supplemental Lease Agreement is to correct the lessor's zip code and establish and accept incremental occupancy in accordance with General Clause section 552.270-19 of lease GS-07B-16515. Paragraph 10 is added to this lease in its entirety as follows: Pursuant to General Clause section 552.270-19 the Government elects to accept the space incremental and pay rent based on its pro rata share. The General Services Administration accepts the completion of 9,274 rsf, yielding 9,274 ABOA as part of Phase I effective July 27, 2010. Phase I shall be identified as the space which is south of the corridor Paragraph 3 is amended as follows: The Government shall pay the Lessor an annual rent of \$240,399.33, at a rate of \$20, 033.28 per month in arrears. Rent consists of \$152,530.40 shell, \$36,168.60 operating, and \$51,700.33 for tenant improvements. Rent for lesser period shall be prorated. <div style="text-align: center;"> Rent for lesser period shall be prorated. Rent shall be payable to: Champion Real Estate Equities, VII, L.L.C 100 Rue Iberville, Suite 200 Lafayette, LA 70508 </div> Paragraph 11 is added in its entirety: Phase II shall be completed no later than September 30, 2010. Phase II shall be identified as the space which is north of the corridor on the seventh floor consisting of 9,051 rentable square feet and including the common areas associated with the seventh floor.. The Lessor and General Services Administration agree that the firm term date will be a composite of the commencement dates upon the acceptance of phase II. 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: Champion Real Estate Equities, VII L.L.C.		
BY <u>Seborch H. Richer</u> (Signature)	<u>Managing Member</u> (Title)	
IN PRESENCE OF <u>Jennifer L. Smith</u> (Signature)	<u>100 Rue Iberville, Suite 200</u> <u>Lafayette, LA 70508</u> (Address)	
UNITED STATES OF AMERICA		
BY <u>Justin Blum</u> (Signature)	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)	