

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">SUPPLEMENTAL AGREEMENT NO. 12</td> <td style="width: 40%; padding: 2px;">DATE 1/4/11</td> </tr> <tr> <td colspan="2" style="padding: 2px;">TO LEASE NO. GS-07B-16515</td> </tr> </table>	SUPPLEMENTAL AGREEMENT NO. 12	DATE 1/4/11	TO LEASE NO. GS-07B-16515			
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TO LEASE NO. GS-07B-16515							
ADDRESS OF PREMISES Versailles Center 102 Versailles Lafayette, LA 70501-6703							
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 7050813-4615 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 <u>upon signing by both parties</u> as follows: The purpose of this Supplemental Lease Agreement is to incorporate agreed changes into the lease for the [REDACTED]. (See Attachment 1). The total cost of the changes is \$8,179.85 . <div style="text-align: center;">Change Order 8</div> The revised cost of the project is as follows: <table style="width: 100%; margin-top: 5px;"> <tr> <td style="width: 50%;">Total Cost of Tenant Improvements</td> <td style="width: 50%; text-align: right;">\$836,491.64</td> </tr> <tr> <td>Tenant improvement Amortized in Rent</td> <td style="text-align: right;">- \$701,782.26</td> </tr> <tr> <td>Lump Sum Payment to Lessor</td> <td style="text-align: right;">\$134,709.38</td> </tr> </table> <p>Lessor shall submit an invoice to GSA for \$8,179.85 for above described tenant improvement costs. Said invoice shall include the name and address of the Lessor as shown on this document, as well as the lease number, SLA number AND PEGASYS NO., PS0017248. The Contracting Officer is to be copied on invoices. Lessor shall submit invoice electronically on the Finance Website at www.finance.gsa.gov. If unable to process the invoice electronically, Lessor may mail the invoices to the following address</p> <div style="margin-left: 40px; margin-top: 20px;"> Lessor shall submit original invoice to: GSA Finance Accounts Payable P.o. Box 17181 Fort Worth, TX 76102 </div> <p>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.</p>		Total Cost of Tenant Improvements	\$836,491.64	Tenant improvement Amortized in Rent	- \$701,782.26	Lump Sum Payment to Lessor	\$134,709.38
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LESSOR: Champion Real Estate Equities, VII, L.L.C.							
BY <u>Deborah Richard</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>Samie Simpson</u> (Signature)	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 TAYLOR ST., FT. WORTH, TX 76102 (Official Title)						