

<p>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p>SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO. 1</p>	<p>DATE: 7/6/11</p>
<p>ADDRESS OF PREMISES</p> <p>800 COMMERCE ROAD WEST NEW ORLEANS, LA 70120-3328 70123-3328</p>		<p>LEASE NO. GS-C7B-16880</p>
<p>THIS AGREEMENT, made and entered into this date by and between Elman 800 Associates, L.P.</p> <p>Whose address is c/o Elman Investors, Inc. 100 NORTH CENTRE AVENUE, SUITE 502 ROCKVILLE, NY 11570-6303</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend [REDACTED] LEASE NO. HSF-E-LA-08-L-0858 [REDACTED]</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease, is amended, effective upon execution by both parties, as follows:</p> <p>The purpose of Supplemental Lease Agreement Number One (1) is to convert HSF-E-LA-08-L-0858 to a GSA Standard Lease by establishing the effective date for operating cost, real estate tax and vacant space adjustments, and by establishing a GSA Lease Number.</p> <p>Lease HSF-E-LA-08-L-0858 is hereby changed to lease number GS-C7B-16880. All terms and conditions of the lease remain unchanged with the exception of those changes specifically identified in this Supplemental Lease Agreement (SLA).</p> <p>The assumption of this lease by the General Services Administration shall be for the term beginning on <u>May 1, 2011</u> through <u>March 31, 2014</u>.</p> <p>Paragraphs 3 and 9 are amended as provided in the SLA. Paragraphs 14 and 15 are added as provided in this SLA.</p> <p>3. The Government shall pay the Lessor annual rent of \$743,520.00 at the rate of \$61,960.00 per month in arrears. Rent for a lesser period shall be prorated. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with Solicitation for Offers (SFO) [REDACTED] and Amendments. Rent for a lesser period shall be prorated. Rent shall be made payable to:</p> <p>Elman 800 Associates, L.P. c/o Elman Investors, Inc. 100 North Centre Ave., Suite 502 Rockville Centre, NY 11570-6303</p>		

GSA Form 276 (Jul. 67)

Lessor Govt

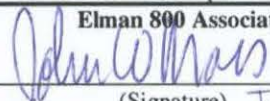
9. In accordance with provisions of Paragraphs 3.4 Tax Adjustments, 3.6 Operating Costs, 3.7 Operating Costs Base, and 3.12 Adjustment for Vacant Premises, of the SFO # [REDACTED], the following parameters are established:

- (1) The lease is subject to operating cost escalation. For operating cost adjustment, the base cost of services is established at \$201,493.92 and the base year is 2011.
- (2) The lease is subject to real estate tax escalation. For Tax Adjustment in accordance with terms of Paragraph 3.4, the percentage of occupancy is 40.67 % (government leased space of 37,176 square feet divided by total building 91,408 square feet). The base year tax statement will be submitted within 60 calendar days after payment to establish the base year taxes. If the tax statement is for multiple parcels or buildings, the value of each property shall be defined.
- (3) The Adjustment for Vacant space is \$1.00 per rentable square foot to be applied if the space is vacated in whole or part.
- (4) The common area factor is 1.18970

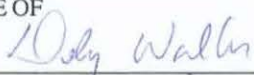
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR **Elman 800 Associates, L.P.**

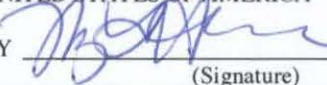
BY 
(Signature) JOHN W. HOSS

ELMAN 800 GP INC
ITS MANAGING MEMBER
(Title)

IN PRESENCE OF 
(Signature) DELORAY WALCOTT

100 NORTH CENTRE AVENUE, SUITE 502
ROCKVILLE CENTRE NY 11570
(Address)

UNITED STATES OF AMERICA

BY 
(Signature) MARY L. HEWSON
CONTRACTING OFFICER

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 TAYLOR ST., FT. WORTH, TX 76102
(Official Title)