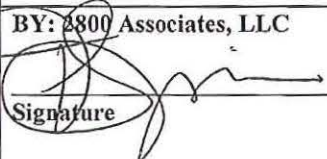
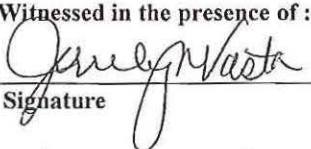



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <u>3/23/12</u>
TO LEASE NO. GS-07B-16883		
ADDRESS OF PREMISES: 2800 Veterans Highway, Metairie, LA 70002-6130		
THIS AGREEMENT, made and entered into this date by and between 2800 Associates LLC whose address is 2800 Veterans Highway, Metairie, LA 70002-6130 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government: WHEREAS , the parties hereto agree to supplement the above Lease. 1.) To accept the leased space; and 2.) establish Commencement Date of the lease rental payments; and 3.) establish the square footages of the leased space; and 4.) provide the annual rental amounts; and 5.) establish the broker commission and commission credit; and 6.) establish the timeframe for completion of improvements; and 7.) all other terms and conditions are in full force and effect. <div style="text-align: center;">See Attached</div>		
IN WITNESS WHEREOF, the parties subscribe their names as of the above date.		
BY: <u>2800 Associates, LLC</u>		
 Signature	<u>Manager</u> Title	
<u>Joseph T. Spinoso</u> Printed Name		
Witnessed in the presence of:		
 Signature	<u>10101 PARK ROWE, Ste 120</u> (Address)	
<u>JERRILYN VASTA</u> Printed Name		
<u>Baton Rouge, LA 70810</u> City, State, Zip		
UNITED STATES OF AMERICA		
 General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer (Official Title)		

Supplemental Lease Agreement No. 1
GS-07B-16883
2800 Veterans Highway
Metairie, LA 70002-6130

- 1.) The Government accepts the leased space on March 15, 2012.
- 2.) The total term of the lease agreement is ten (10) years with a firm term of three (3) years. The commencement date of the rental shall begin on March 15, 2012 and shall expire on March 14, 2022.
- 3.) The office space square footage shall be 1,964 rentable square feet yielding 1,693 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From March 15, 2012 through March 14, 2022 the total annual rental shall be \$37,316.00 at the rate of \$3,109.67 paid monthly in arrears. The total annual rent consists of annual Operating Costs \$9,859.28. There is no amortized Tenant Improvement cost associated with the rental.

5.) **BROKER COMMISSION AND COMMISSION CREDIT:**

Avant Properties, a licensed real estate broker in the State of Louisiana and its cooperating licensed broker, Federal Real Estate Services, Inc. (Sub-Contractor with CB Richard Ellis for the GSA National Broker Contract) along with its co-broker Transcapital Realty, LLC (collectively "the Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to the Broker with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.


Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

1st full month Rental Payment \$3,109.67 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

2nd full month Rental Payment \$3,109.67 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

6.) Lessor shall complete carpet and paint, installation of partition wall, and repair or replacement of door/frame assembly per the Lease within 45 calendar days from Lease Award.

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

Gov't Initials: 

Lessor Initials: 