

**Supplemental Lease Agreement  
Number 1**

**Lease Number:** LLA16768

**Date:**

9/28/11

**Address of Premises:** Bluebonnet Centre, 9100 Bluebonnet Centre  
Baton Rouge, LA 70809

THIS AGREEMENT, made and entered into this date by and between Bluebonnet Centre I whose address is 308 E Pearl St Ste 200, Jackson, MS 39201-3420, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to (I) document the acceptance of the space for Government occupancy in "as-is" condition and commencement of the lease while (II) reflecting the removal of the tenant improvement allowance of this Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

I. Paragraph 2 of the Lease is deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term commencing on April 15, 2011, and continuing through April 15, 2021, inclusive, subject to termination and renewal rights as may be herein set forth."

II. a) Paragraph 3 of the Lease is deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent of \$131,485.32 in arrears for years 1 - 10, which includes annual operating costs of \$35,927.00 and annual amortized tenant improvements cost over the firm term of the Lease of \$0.00 (per SFO requirements). Tenant improvements for this space will be addressed on a later date via supplemental lease agreement.

Rent for a lesser period shall be prorated. Rent shall be made payable to:

Bluebonnet Centre I  
C/o Engel Realty Company, LLC  
951 18th St. South Ste 200  
Birmingham, AL 35205"

*Continued on page 2, attached hereto and made a part of the Lease*

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

Lessor, Bluebonnet Centre I

By

(Signature)

Managing member

(Title)

308 E. Pearl St, Ste 200

Jackson, MS 39201

(Address)

In Presence of

(Signature)

United States Of America, General Services Administration, Public Buildings Service.

(Signature)

(Official Title)

b) Paragraph 20 of the Lease stated the total amount of the commission is \$36,347.75 and the commission credit is \$13,812.15. The total amount of commission is hereby changed to \$32,871.33 and the commission credit is hereby changed to \$12,491.11.

c) Paragraph 22 of the Lease is deleted in its entirety; however, this tenant improvement allowance will be included in the Lease for the adjacent, expansion space when it becomes available and the associated improvements will be coordinated with the expansion TI scope of work.

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

INITIALS: TD DP  
LESSOR GOVT