

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE 9-9-11
TO LEASE NO. GS-07B-16928		
ADDRESS OF PREMISES: 6041 Crestmount Drive, Baton Rouge, LA 70809-4134		
THIS AGREEMENT , made and entered into this date by and between. Cassano Builders, Inc. 33924 Harrison Lane, Denham Springs, LA 70706-0897.		
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; 2.) establish the 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 Governments percentage of occupancy; and 6.) establish the reduction amount for vacant space; and 7.) all other terms and conditions are in full force and effect.		
See Attached		
IN WITNESS WHEREOF , the parties subscribe their names as of the above date.		
BY: Cassano Builders, Inc.		
<u>Jerry D Cassano</u> Signature	<u>President</u> Title	
<u>Jerry D. Cassano</u> Printed Name		
Witnessed in the presence of:		
<u>Martha Cassano</u> Signature	<u>33924 Harrison Ln.</u> (Address)	
<u>Martha Cassano</u> Printed Name	<u>Denham Springs, LA. 70706</u> City, State, Zip	
UNITED STATES OF AMERICA <u>[Signature]</u> Thomas Bell		General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer (Official Title)

Supplemental Lease Agreement No. 1
LLA16928
6041 Crestmount Drive
Baton Rouge, LA 70809-4134

- 1.) The Government accepts the leased space on September 15, 2011.
- 2.) The commencement date of the rental shall be September 15, 2011 and shall expire on September 14, 2021.
- 3.) The office space square footage shall be 3,232 rentable square feet yielding 3,232 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From September 15, 2011 through September 14, 2016 the total annual rent shall be \$62,524.00 at the rate of \$5,210.33 paid monthly in arrears. The total annual rent consists of Shell Rent of \$41,524.00 and Operating Costs of \$21,000.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From September 15, 2016 through September 14, 2021 the total annual rent shall be \$64,150.00 at the rate of \$5,345.83 paid monthly in arrears. The total annual rent consists of Shell Rent of \$43,150.00 and Operating Costs of \$21,000.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.
- 5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 100% (3,232 Rentable Square Footage, (RSF) /3,232 RSF) and the new Base Year for taxes shall be the taxes in the year of 2011.
- 6.) The Government's adjustment of vacant space shall be a reduction of \$3.00/RSF .
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: