

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-07P-LLA00123
ADDRESS OF PREMISES 1 Galleria Boulevard Metairie, LA 70001-2082	PDN Number - N/A

THIS AMENDMENT is made and entered into between GALLERIA OPERATING CO. LLC

whose address is: 7 Penn Plaza
Suite 618
New York, NY 10001-0016

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

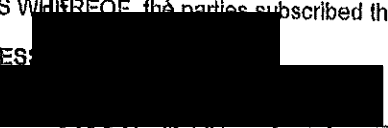
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- 1) To establish the Lease commencement date; and
- 2) To establish the Termination Date; and
- 3) All other terms and conditions shall remain in full force and effect.


This Lease Amendment contains 2 pages

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


FOR THE LESSOR:

Signature: 
Name: PAUL R. BARKER
Title: MANAGING MEMBER
Entity Name: GALLERIA OPERATING CO., LLC
Date: MAR 21 2017

FOR THE GOVERNMENT:

Signature: 
Name: PAUL R. BARKER
Title: Lease Contracting Officer
General Services Administration
Date: 3/30/17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: SUE KLEMPERER
Title: ADMINISTRATIVE ASSISTANT
Date: MARCH 21, 2017

- 1.) To Have and To Hold the said Premises with its appurtenances for the term beginning upon **December 27, 2016** and continuing for a period of 15 Years, 10 Years Firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.
- 2.) The Government may terminate this Lease, in whole or in part, at any time effective after **December 26, 2026**, the Firm Term of this Lease, by providing not less than **120 days'** prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.
- 3.) All other terms and conditions shall remain in full force and effect.

INITIALS:

JP
LESSOR

&

ML
GOVT