

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3	DATE 1-23-12
	TO LEASE NO. GS-07B-16701	

ADDRESS OF PREMISES: 18134 E. Petroleum Dr., Baton Rouge, LA 70809

THIS AGREEMENT, made and entered into this date by and between LBA-GSA BATON ROUGE, LLC,
whose address is 2733 ROSS CLARK CIRCLE
DOTHAN, ALABAMA 36301

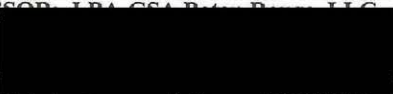

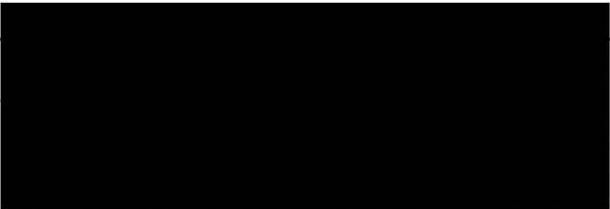
Hereinafter called Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto agree to supplement the above Lease.

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

- 1) Amend the Operating Costs Base and rental amounts (annual and monthly); and
 - 2) All other terms and conditions are in full force and effect.
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- 1) The additional costs related to the inspections, maintenance and monitoring of the fire alarm, fire sprinkler and generator are \$2,230 per year. Due to this increase in Operating Costs:
 - a) Section 10 of the SF2, revised by SLA 2 should be amended to the following:
"10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$5.113157/RSF (\$73,619.24/annum)."
 - b) Paragraph 1 of Section 3 of the SF2 should be deleted in its entirety and replaced with the following:
"3. The Government shall pay the Lessor annual rent of \$596,947.24 at the rate of \$49,745.60 per month in arrears for years 1-10, which consists of annual shell rent of \$450,274.50; annual operating costs of \$73,619.24 and annual tenant improvements of \$73,053.50."

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LESSOR: LBA-GSA BATON ROUGE, LLC BY:   (Witness)	Member _____ (Title) 2733 Ross Clark Cir, Dothan, AL _____ (Address)
B: 	GENERAL SERVICES ADMINISTRATION Dusty Griffith CONTRACTING OFFICER (Official Title)

c) Paragraph 3 of Section 3 of the SF2 should be deleted in its entirety and replaced with the following:

"For years 11-15 the Government shall pay the Lessor annual rent of \$523,893.74 at the rate of \$43,657.81 per month in arrears for years 11-15, which consists of annual shell rent of \$450,274.50; annual operating costs of \$73,619.24."

d) Section 15 of the SF2 should be revised as follows:

- i) The total amount of commission referenced in Paragraph 1 should be amended to: [REDACTED].
- ii) The commission credit referenced in Paragraph 2 should be amended to: [REDACTED].
- iii) Subsections a-d of Section 15 of the SF2 should be deleted in their entirety and replaced with the following:
 - "a) First month's rental payment \$49,745.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED].
 - b) Second month's rental payment \$49,745.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED].
 - c) Third month's rental payment \$49,745.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED].
 - d) Forth month's rental payment \$49,745.60 minus prorated Commission Credit of [REDACTED] equals [REDACTED].

2) All other terms and conditions are in full force and effect.

Initials: Lessor

BD

Govt

[Signature]