

**Supplemental Lease Agreement  
Number 2**

**Lease Number:** LLA16741      **Date:** 11/3/11

64,000 Block of Louisiana State Highway 434 Lacombe, LA 70445-3456

THIS AGREEMENT, made and entered into this date by and between LBA-GSA COVINGTON, LLC whose address is 2733 Ross Clark Circle, Dothan, AL 36301-3214,

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 order Tenant Improvements which exceed the Tenant Improvement allowance as set forth in the Lease dated July 22, 2010 and to issue Notice to Proceed for revised Tenant Improvements:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 21, 2010 as follows:

- I. Full execution of this agreement will serve as the Government's Notice to Proceed for total Tenant Improvements. The Tenant Improvements are hereby approved as detailed in the attached Exhibit B dated 12/10/10.
- II. Upon completion, inspection, and acceptance of the space, the Government will reimburse the Lessor for the **\$601,108.98** of Tenant Improvement cost through:
  - A) A one-time lump sum Tenant Improvement payment in the amount of **\$225,172.36**. The lump sum payment shall be paid after completion, inspection, and acceptance of the space by the Contracting Officer, and within 30 days of receipt of a proper invoice.
  - B) Amortizing through the rent, **\$375,936.62** for 10 years at 8% in Tenant Improvement cost.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: GSA CONTRACTING OFFICER  
Mary Hewson  
General Services Administration  
819 Taylor Street, 7PEL-B (Room 5A18)  
Fort Worth, TX 76102

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- **GSA PDN # PS0015528**
- If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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

Lessor: LBA-GSA COVINGTON, LLC

[Redacted Signature]

Member  
(Title)

2733 Ross Clark Cir, Dothan, AL  
(Address)

United States Administration, Public Buildings Service.

[Redacted Signature]

MARY L. HEWSON  
CONTRACTING OFFICER  
(Official Title)

III. Government-approved Design Intent Drawings (2 pages) and revised Special Requirements (19 pages) which formed the basis for the Tenant Improvement costs are hereby incorporated into the lease as the attached Exhibit A.

IV. The Lessor hereby waives restoration as a result of all improvements.

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

INITIALS: BO & MAA  
LESSOR GOVT