

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <i>11.3.11</i>
		TO LEASE NO GS-07B-16817
ADDRESS OF PREMISES: 5304 Flanders Drive, Suite A Baton Rouge, LA 70808-7206		
THIS AGREEMENT, made and entered into this date by and between Wong's Property, LLC whose address is C/O Latter & Blum Property Management 10455 Jefferson Highway, Suite 100 Baton Rouge, LA 70809-7211 hereinafter called the 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 October 5, 2011 as follows: 1.) Description of the Tenant Improvements to be constructed; and 2.) To provide a Notice to proceed; and 3.) To provide for the payment of the Tenant Improvements; and 4.) To incorporate the GSA approved Design Intent Drawings; and 5.) All other terms and conditions are in full force and effect. <div style="text-align: right;">See Attached</div> IN WITNESS WHEREOF , the parties subscribe their names as of the above date.		
BY _____ Sig _____ <i>Michelle Wong</i> _____ Printed Name	_____ <i>managing member</i> _____ Title	
Witnessed in the presence of: _____ <i>Man Bun Wong</i> _____ Printed Name	_____ <i>27 Hua Li Lu #A3003</i> _____ (Address) <i>Guangzhou, China</i> _____ City, State, Zip	
_____ _____ _____	_____ _____ _____	
	Contracting Officer (Official Title)	

Supplemental Lease Agreement #1
LLA16817
5304 Flanders Drive, Suite A
Baton Rouge, LA 70808-7206

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements depicted and according to the Construction Drawing created by Concordia, LLC, dated July 26, 2011 (Sheets A.101/A.102/A.103, D.101, E.100, G.101 and M.101/M.102), and attached as Exhibit "A" consisting of 8 pages. The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the Solicitation For Offer under "Construction Schedule and Acceptance of Tenant Improvements, Review of Working/Construction Drawings". This Supplemental Lease Agreement does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings.

2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date of completion and acceptance by the Government is on or before December 8, 2011.

3.) The Lessor and the Government have agreed that the total cost of the Tenant Improvements is \$122,144 attached as Exhibit "B". It is agreed that the total cost of the Tenant Improvements shall be amortized over the first five (5) years of the term of the lease agreement and paid monthly in arrears at an annual interest rate of six and three-quarters percent (6.75%). The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion.

Any changes of the Construction Drawings, which result in a financial adjustment of any type, must be approved, in writing, by the GSA Contracting Officer.

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease Agreement.

4.) The GSA approved Design Intent Drawings dated June 1, 2011 created by Concordia, LLC project number A1 10300 consisting of 8 pages attached as Exhibit "C" for the build-out of the leased space located at 5304 Flanders Dr., Suite A, Baton Rouge, LA 70808 are hereby incorporated into the Lease Agreement.

5.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials

Lessor Initials: