

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 3	DATE 1.4.12
	TO LEASE NO. GS-07B-16824	

ADDRESS OF PREMISES: 620 Esplanade Street
Lake Charles, LA 70607

THIS AGREEMENT, made and entered into this date by and between Petro Point Office Building-I, LP

whose address is 620 Esplanade Street
Suite 103
Lake Charles, LA 70607-6363

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 December 15, 2011 as follows:

- 1.) To provide the Scope of Work; and
- 2.) To provide a Notice to Proceed; and
- 3.) To provide for the payment of the Tenant Improvements; and
- 4.) All other terms and conditions are in full force and effect.

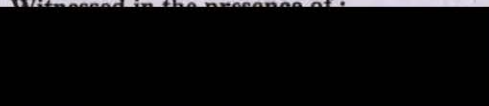
See Attached

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

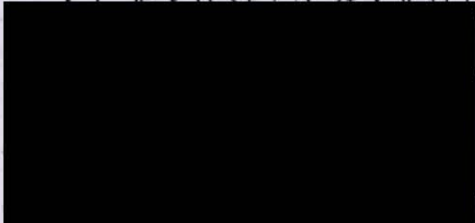
BY: Petro Point Office Building-I, LP

 _____ owner - managing partner
Signature Title

FRED A. BOK, JR.
Printed Name

Witnessed in the presence of:
 _____ 4999 Common St. Suite A
(Address)

Denise Bennett _____ Lake Charles, La 70607
City, State, Zip

 _____ Contracting Officer
(Official Title)

Supplemental Lease Agreement #3
LLA16824
620 Esplanade Street
Lake Charles, LA 70607

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements depicted in Change Order #2 and Change Order #3 document, attached as Exhibit A and Exhibit B.

2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Scope of Work. The anticipated date of completion and acceptance by the Government is on or before February 1, 2011

3.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$331,618.00 to \$339,529.00 [$\$331,618.00 + \$7,911.00$]. The increased costs of \$7,911.00 include the total of Exhibit "A", Change Order #2 (\$4,231.00) and Exhibit "B" Change Order #3 (\$3,680) 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 change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.


The total cost of the Tenant Improvements is \$339,529.00 and shall be paid by a lump-sum-payment upon the substantial completion and acceptance by the Government of the tenant improvements necessary to finish the interior of the leased space as depicted on the attached Exhibit "A" consisting of 1 page and Exhibit "B" consisting of 1 page. Additionally, the Government may pay by lump sum or amortize the Building Specific Amortized Capital (BSAC) amount of \$46,570 over the first five years, monthly in arrears, at an interest rate of 5.00%. All fees, permits and architectural plans are the responsibility of the Lessor and are included in the lump-sum-payment amount.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0021802** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

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

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

Gov't Initials: 

Lessor Initials: ZAB