

<p><b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE</p> <p><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT <b>NO 4</b></p>	<p>DATE <u>3.15.12</u></p>
		<p>TO LEASE NO. <b>GS-07B-16824</b></p>
<p>ADDRESS OF PREMISES: 620 Esplanade Street Lake Charles, LA 70607</p>		
<p>THIS AGREEMENT, made and entered into this date by and between Petro Point Office Building-I, LP</p> <p>whose address is 620 Esplanade Street Suite 103 Lake Charles, LA 70607-6363</p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto agree to supplement the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on February 22, 2011 as follows:</p> <ol style="list-style-type: none"> <li>1.) To provide the Scope of Work; and</li> <li>2.) To provide a Notice to Proceed; and</li> <li>3.) To provide for the payment of the Tenant Improvements; and</li> <li>4.) All other terms and conditions are in full force and effect.</li> </ol> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>		
<p>BY: Petro Point Office Building-I, LP</p>		
<p>_____ Signature</p> <p><u>FRED A. BOOK, JR.</u> Printed Name</p>	<p>_____ Title</p> <p><u>managing partner - owner</u></p>	
<p>_____ Denise Benoit</p>	<p><u>4999 Common Street, Suite A</u> (Address)</p> <p><u>Lake Charles, La 70607</u> City, State, Zip</p>	
<p>_____ Thomas Bell</p>	<p><u>Contracting Officer</u> (Official Title)</p>	

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 under Change Order #4. The costs associated with this change order are depicted as Phase 2/ Alterations Project in the Change Order #4 document, attached as Exhibit A, in the amount of \$173,030.00.

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 of Phase 2/Alterations Project. The anticipated date of completion and acceptance by the Government is on or before April 30, 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 \$339,529.00, as stated in SLA #3, to \$512,559.00 [\$339,529.00 (Phase 1) + \$173,030.00 (Phase 2)] 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 \$512,559.00 and shall be paid by two lump-sum-payments.

The first lump sum payment in the amount of \$339,529.00 shall be paid upon the substantial completion and acceptance by the Government of the Tenant Improvements and Building Specific Amortized Capital necessary to finish the interior of the leased space in Phase 1. Phase 1 consist of the Tenant Improvements within the expanded area of the current leased space.

The second lump sum payment in the amount of \$173,030.00 shall be paid upon the substantial completion and acceptance by the Government of the tenant improvements for the Phase 2/ Alteration Project, necessary to finish the interior of the leased space as depicted on the attached Exhibit "A" Phase 2 consist of the Tenant Improvements within the existing area of the current leased space.

Upon the substantial completion and acceptance by the Government of the tenant improvements for Phase 1/ Expanded Area, the lease rental payment schedule shall commence. A subsequent Supplemental Lease Agreement shall follow to establish the rental schedule and commence the rent.

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: