
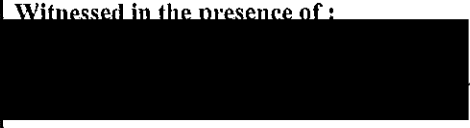
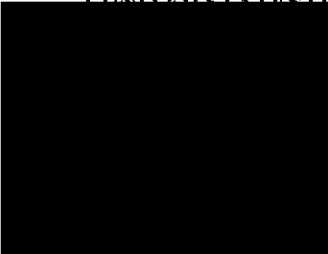


<p>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p>SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENTAL AGREEMENT NO 7</p>	<p>DATE <i>8/2/2012</i></p>
<p>ADDRESS OF PREMISES: 620 Esplanade Street Lake Charles, LA 70607</p>		<p>TO LEASE NO. GS-07B-16824</p>
<p>THIS AGREEMENT, made and entered 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:</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 June 1, 2012 as follows:</p> <ol style="list-style-type: none"> 1.) To increase the amount of area leased by the Government; and 2.) To change the rental payment schedule; and 3.) To increase the percentage of occupancy; and 4.) To address the Unauthorized Tenant Improvement stipulation; and 5.) To change the Tenant Improvement Allowance; and 6.) All other terms and conditions shall remain in full force and effect. <p style="text-align: center;">See Attached</p> <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><i>owner - manager</i> Title</p>	
<p>Printed Name: <u>FRED A. BOKK, JR</u></p>		
<p>Witnessed in the presence of:</p>		
<p></p>	<p><i>4999 Common Street, Suite A</i> (Address)</p>	
<p>Printed Name: <u>Denise Benoit</u></p>		
<p>City, State, Zip: <u>Lake Charles, La 70607</u></p>		
<p>UNITED STATES OF AMERICA</p> <p></p> <p>Contracting Officer (Official Title)</p>		

Supplemental Lease Agreement #7
LLA16824
620 Esplanade Street
Lake Charles, LA 70607

1.) Expansion Area

The Lessor and Government have agreed to increase the amount of leased area by 439 Rentable Square Feet (RSF)) yielding 402 ABOA herein defined as the "Expansion Area." The total square footages of the leased premise shall change from 7,456 RSF and 6,820 ABOA to 7,895 RSF and 7,222 ABOA. The specific leased area the Government will acquire from the Lessor is depicted and outlined on the attached Floor plan labeled Exhibit "A."

2.) Rental Payment Schedule

Upon substantial completion and acceptance of the Expansion Area, the Expansion Area Acceptance Date will be established by Supplemental Lease Agreement, and the new Rental amounts shall be increased as follows:

From Expansion Area Acceptance Date through March 6, 2017, The Government shall pay the Lessor annual rent of \$167,606.17 at the rate of \$13,967.18 paid monthly in arrears, which consists of annual Shell rent of \$141,645.64; and annual Operating Costs of \$25,960.53 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From March 7, 2017 through March 6, 2022, the total annual rent shall be \$163,426.50, at the rate of 13,618.88 paid monthly in arrears. The total annual rent consists of Shell Rent of \$137,465.97 and Operating Costs of \$25,960.53 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

3.) Percentage of Occupancy

The percentage of occupancy for Real Estate Tax purposes shall changed from 43.22% (7,456 rentable sf of the leased premise/ 17,250 rentable sf of the building X 100 = 43.22%) to 45.77% (7,895 rentable sf of the leased premise/ 17,250 rentable sf of the building X 100 = 45.77%).

4.) Unauthorized Tenant Improvements:

All questions pertaining to this Lease shall be referred, in writing, to the Contracting Officer of the General Services Administration (GSA) or his/her designee. The Government's occupant of the leased premise is not authorized to administer this lease or make commitments to the Lessor that are not followed-up with a written agreement to the Lease. GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or any other cost authorized, in writing, by the GSA Contracting Officer. The Lessor will not be reimbursed for any services not provided for in this Lease, including but not limited to; repairs, changes in scope of work, alterations, and overtime services without the written authorization of a Contracting Officer. If Lessor delivers space with Tenant Improvements not authorized, in writing, by the GSA Contracting Officer, then the Lessor shall not be entitled to compensation or payment if the Tenant Improvements remain in place after the Government's acceptance of the space.

5.) Tenant Improvement Allowance:

In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, the Tenant Improvement Allowance for the Expansion Area is \$12,198.05.

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 \$627,386.47, as stated in SLA #6, to \$639,584.52 [\$339,529.00 (Phase 1) + \$173,030.00 (Phase 2) + ██████████ (Security) + \$12,198.05 (Expansion Area)] 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.

The total cost of the Tenant Improvements is \$639,584.52 and shall be paid by four lump-sum-payments.

As described in SLA #5, the Phase I/Expanded Area was completed and accepted and the first lump sum payment in the amount of \$339,529.00 was authorized for invoice. 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 in Phase 2. Phase 2 consist of the Tenant Improvements within the existing area of the current leased space.

The third lump sum payment in the amount of [REDACTED] shall be paid upon the substantial completion and acceptance by the Government of the tenant improvements for the Security System Project, necessary to finish the interior of the leased space. Security System consist of the Tenant Improvements to install the security system within the existing and expanded area of the current leased space.

The fourth lump sum payment in the amount of \$12,198.05 shall be paid upon the substantial completion and acceptance by the Government of the tenant improvements for the Expansion Area, necessary to finish the interior of the leased space as depicted on the attached Exhibit "A".

The Government agrees to pay by lump sum the **Building Specific Amortized Capital (BSAC)** in the amount of \$46,570.00 upon substantial completion and acceptance by the Government of the Tenant Improvements for the **Phase 2/Alterations Project**. This amount is in addition to the established cost of Phase 2/Alterations Project improvements as described in SLA #4 to this lease.

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

6.) All other terms and conditions shall remain in full force and effect.

Gov't WJ
Lessor JAB