

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 9

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 desire to amend the above Lease

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- 1.) To accept the Expansion Area as completed, and;
- 2.) to provide for lump sum payment; and
- 3.) to address the rental payments; and
- 4.) to establish the **Base Cost of Service**; and
- 5.) to restate the **Percentage of Occupancy**; and
- 6.) all other terms and conditions are in full force and effect.

*See Attached*

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

IN WITNESS WHEREOF, the parties subscribed their names as of

FOR THE LESSOR

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Director - M. L. L. L.

Entity Name: PETRO POINT OFFICE BUILDING-1, LP

Date: 11-19-2012

FOR THE GOVERNMENT

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 12/19/2012

WITNESSED FOR THE LESSOR BY

Signature: \_\_\_\_\_

Name: Denise Benoit

Title: Secretary

Date: 11-19-12

Lease Amendment No. 9  
LLA16824  
620 Esplanade Street  
Lake Charles, LA 70607

- 1.) The tenant improvements for the **Expansion Area** (SLA #7) have been completed and the government accepts the leased premise on **October 16, 2012**. 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**.
- 2.) Upon execution of this Lease Amendment #9, the Lessor is authorized to invoice for lump sum payment in the amount of **\$12,198.05** for the total **Expansion Area** tenant improvement cost.

To submit for the lump sum payment of \$12,198.05, 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:

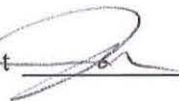
General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

- 3.) The Rental Payment Schedule shall be as follows:

From **October 16, 2012 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 Government shall pay the Lessor annual rent of **\$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.

- 4.) The **Base Cost of Service** shall change from \$24,517.00 to **\$25,960.53**.
- 5.) The **Percentage of Occupancy** for Real Estate Tax purposes shall change from 43.22% to **45.77%** (7,895 rentable sf of the leased premise/ 17,250 rentable sf of the building X 100 = 45.77%).
- 6.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't   
Lessor 