

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <u>8.10.11</u>
	TO LEASE NO. GS-07B-16878	

ADDRESS OF PREMISES: Saloom Office Building No. 2
 101 Fue Follet
 Lafayette, LA 70508

THIS AGREEMENT, made and entered into this date by and between. Billeaud Investments LLC

whose address is 106 St. Nazaire Road
 Broussard, LA 70518-4203

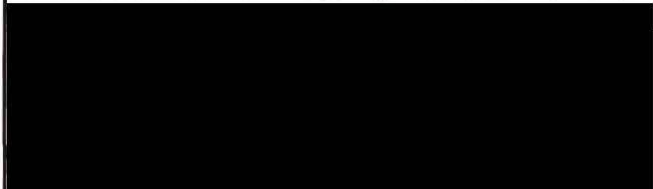
hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto agree to supplement the above Lease.

- 1.) To accept the tenant improvements as substantially completed and;
- 2.) establish the Commencement Date of the lease rental payments; and
- 3.) establish the square footages of the leased space; and
- 4.) provide the annual rental amounts; and
- 5.) establish the Government's percentage of occupancy; and
- 6.) establish the reduction amount for vacant space; and
- 7.) 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.



President
 Title

James L. Plumley, Jr
 Printed Name



P.O. Box 98
 (Address)

Jenniter Whitmore

Broussard LA 70518
 City, State, Zip



General Services Administration
 819 Taylor St., Room 5A18
 Fort Worth, TX 76102
Contracting Officer
 (Official Title)

Thomas Ben

Supplemental Lease Agreement No. 1
LLA16878
101 Fue Follet
Lafayette, LA 70508

- 1.) The tenant improvements have been *substantially* completed and the government accepts the leased space on July 15, 2011. The Lessor and the Government agree that the requirements specifically identified in Exhibit "A" of this lease have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies as part of the negotiated lease contract within 60 days. Within 7 days of the completion date for the Lessor to cure the deficiencies in Exhibit "A" of this lease, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent, including all administrative costs. No extensions will be granted.
- 2.) The commencement date of the rental shall be July 15, 2011 and shall expire on July 14, 2021.
- 3.) The office space square footage shall be 6,101 rentable square feet yielding 5,306 ANSIBOMA Office Area (ABOA). Included in the rent, at no additional cost to the Government, are 9 reserved and secured, surface parking spaces.
- 4.) The Government shall pay the Lessor annual rent as follows:

From July 15, 2011 through July 14, 2016 the total annual rental shall be \$121,531.92 at the rate of \$10,127.66 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$86,495.24, and annual Operating Costs of \$28,491.67 plus annual Operating Cost adjustment and annual amortized Building Specific Security of \$6,545.01. There are no amortized annual Tenant Improvement costs.

From July 15, 2016 through July 14, 2021 the total annual rent shall be \$128,121.00. The total annual rent consists of Shell Rent of \$99,629.33 and Operating Costs of \$28,491.67 plus annual Operating Cost adjustments. There are no amortized annual Tenant Improvement costs.
- 5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 21.55% (6,101 rentable sf of the leased premise/ 28,315 rentable sf of the building X 100 = 21.55%). and the new Base Year for taxes shall be the taxes in the year of 2010.
- 6.) The Government's adjustment of vacant space shall be a reduction of \$2.30/ ANSI-BOMA Office Area.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials
Lessor Initials:

