

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 5	TO LEASE NO. LLA16934	DATE 4/5/12	PAGE 1 of 2 plus Ex A
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ADDRESS OF PREMISES
7884 Office Park Boulevard, Baton Rouge, LA 70809-7603

THIS AGREEMENT, made and entered into this date by and between 7884 BR, L.L.C.

whose address is 256 DELTA DRIVE
MANDEVILLE, LA 70448-7562

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

WHEREAS, the parties hereto desire to amend the above Lease to establish the effective date of the lease and accept the space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, March 13, 2012, as follows:

1. Paragraph 1 of the Lease shall be deleted and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises:



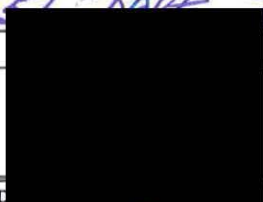
"A total of 4,832 rentable (4,097 occupiable) square feet of fully serviced office and related space at 7884 Office Park Boulevard, Baton Rouge, LA 70809-7603, and twelve (12) on-site parking spaces to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.179399561 or 17.9399561%."

2. Paragraph 2 of the Lease shall be deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 13, 2012, and continuing for a term through 10 years, expiring March 12, 2022, unless earlier terminated by the Government as described in Paragraph 4 of the lease."

Continued on Page 2

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER 7884 BR LLC MICHAEL KRITZ, Administrator
ADDRESS 256 Delta Drive Mandeville LA 70448	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER JAIME KRITZ
ADDRESS 357 Delta Drive Mandeville La 70448	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER GARY GARDEN OFFICIAL TITLE OF SIGNER C.O.
AUTHORIZED Previous edition is not usable	

3. Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent of \$144,670.08 (\$12,055.84 monthly) for years 1 through 5. Annual rent consists of annual Operating costs of \$31,909.00 with annual CPI adjustments, annual amortized Tenant Improvements (TI) of \$29,010.72, and annual amortized Building Specific Amortized Capital (BSAC) of \$4,534.63.

For years 6 through 10, the Government shall pay Lessor total annual rent of \$106,304.00 (\$8,858.67 monthly). The total annual rent shall consist of Operating costs of \$31,909.00 with annual CPI adjustments.

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 8LA2033. Rent for a lesser period shall be prorated. Rent shall be made payable to:

7884 BR, L.L.C.
256 DELTA DRIVE
MANDEVILLE, LA 70448-7562"

4. Paragraph 4 of the Lease shall be deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease at any time after March 12, 2017 by giving at least ninety (90) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

5. Paragraph 17 of the Lease shall be deleted in its entirety and replaced with the following:

"17. In accordance with Paragraph 2.5 (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between two parties. Due to the Commission Credit described in Paragraph 2.5, only [REDACTED] or [REDACTED] of the Commission, will be payable to Studley. The remaining [REDACTED], or [REDACTED] which is the "Commission Credit," shall be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time period practicable.


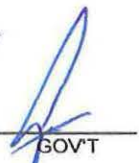
Notwithstanding Paragraph 3 of this Lease, the shell rental portion (excluding taxes), of the annual rental payments (\$74,752.36 / 12 months = \$6,229.36 per month) due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue throughout the third month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

Month 1:	\$12,055.84 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent
Month 2:	\$12,055.84 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent
Month 3:	\$12,055.84 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent

6. The tenant improvements have been substantially completed and the Government accepts the leased space on March 13, 2012 contingent upon the completion of the punch list items attached as Exhibit A (3 pages) within thirty (30) days.

All other terms and conditions remain in full force and effect.

INITIALS:

 & 
LESSOR & GOVT