

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 4	DATE <i>12/7/12</i>
	TO LEASE NO. GS-07B-16941	

ADDRESS OF PREMISES: 794 East Woodlawn Ranch Road, Houma, LA 70363-7211

THIS AGREEMENT, made and entered into this date by and between HOUMA GSA LLC

whose address is 1054 Canal Blvd Ste 3
 Thibodaux, LA 70301-4535

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

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on October 4, 2012 as follows:

- 1.) To accept the leased space;
- 2.) establish the Commencement Date of the lease rental payments.
- 3.) To provide a Notice to proceed for Change Order (C/O) 15, 16, and 17; and
- 4.) To provide for the payment of the Tenant Improvements; and
- 5.) 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.

[Redacted Signature]

MEMBER

Signature

Title

Robert Picciola

Printed Name

[Redacted Address]

1054 CANAL BLVD. Suite 4

(Address)

Justin A. Hebert

Printed Name

THIBODAUX, LA 70301

City, State, Zip

UNITED STATES OF AMERICA

General Services Administration
 819 Taylor St., Room 5A18
 Fort Worth, TX 76102

Garhett Gordon

Contracting Officer
 (Official Title)

Supplemental Lease Agreement No. 4
LTX16941
 794 East Woodlawn Ranch Road, Houma, LA 70363-7211

- 1.) The Government accepts the leased space on September 16, 2012
- 2.) The commencement date of the rental shall be September 16, 2012 and shall expire on September 15, 2027.
- 3.) The office space square footage shall be 13,865 rentable square feet yielding 12,550 ANSI/BOMA Office Area (ABOA).
- 4.) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Alterations required in change order #15, #16, and #17 as it relates to Change Order #15 \$11,659.39 as depicted in Exhibit "A", Change Order #16 for \$3,475.09 as depicted in Exhibit "B", and Change Order #17 for \$3,389.38 as depicted in Exhibit "D".

The total cost of the aforementioned Change Orders is \$18,523.86.

The Lessor remains responsible for the accuracy of the Construction Drawings when compared to the Government approved Design Intent Drawings with the exception of the changes herein.

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 rent structure is as follows:

Date	9/16/12 - 9/15/17	9/16/17 - 9/15/20	9/16/20 - 9/15/27
A/R	\$ 437,579.40	\$ 446,175.70	\$ 403,055.55
Shell	\$ 286,327.85	\$ 294,924.15	\$ 329,571.05
Oper	\$ 73,484.50	\$ 73,484.50	\$ 73,484.50
TI	\$ 75,079.71	\$ 75,079.71	\$ -
BSAC	\$ 2,687.34	\$ 2,687.34	\$ -

Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the construction of the tenant improvements. All items shall be completed within 30 days of acceptance by the Government on September 16, 2012.

- 5.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The total cost of the Tenant Improvements shall change from \$607,498.72 to \$644,964.01 [\$607,498.72 + 18,523.86 = \$626,022.58]. The total 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.

Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the construction of the tenant improvements. The anticipated date of the completion of the Tenant Improvements and acceptance by the Government is on or before July 15, 2011.

A portion of the **total Tenant Improvement costs**, \$480,539.50, shall be amortized over the first eight (8) year firm term of the lease agreement at an interest rate of five point seven five percent (5.75%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$75,079.71 paid monthly in arrears in the amount of \$6,256.64

The remaining balance of the total cost of the Tenant Improvements is \$145,483.08 [\$626,022.58-\$480,539.50] shall be paid by a lump-sum payment upon the substantial completion and acceptance by the Government of the tenant improvements.

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 PS 0023617 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

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

General Services Administration
Attn: Jason C. Belle
819 Taylor Street
Ft. Worth, Texas 76102-0181

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent SLA.

All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials 
Lessor Initials 