

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07B-16946
ADDRESS OF PREMISES 924 Kenner Avenue, Kenner, LA 70062-7230	PDN Number: PS0025233

THIS AMENDMENT is made and entered into between Hiram Investments, LLC

whose address is: 1080 Old Spanish Trail, Suite # 10, Slidell, LA 70458-5002

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 provide Notice to Proceed with Change Order # 3.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective February 27, 2013 as follows:

- 1.) To provide for a Notice to Proceed for Change Order # 3 and provide for an anticipated date of completion; and
- 2.) To change the total cost of the Tenant Improvements and/or Building Specific Security; and
- 3.) To provide for the method of payment of the total Tenant Improvement and Building Specific Security cost; and
- 4.) All other terms and conditions of the lease shall remain in full force and effect.


See Attached

This Lease Amendment contains 2 pages.


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

IN WITNESS WHEREOF, the parties subscribed their names as of the below date


FOR THE LESSOR:

Signature: 
Name: JAMES EDWARDS
Title: President
Entity Name: Hiram Investments
Date: 3/27/13

FOR THE GO

Signature: 
Name: G
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 3/28/13

WITNESSED BY

Signature: 
Name: ASHLEY JO SMITH
Title: Property Mgr.
Date: 3/27/13

1.) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the alterations required for Change Order # 3 as it relates to the purchase and installation of fume hood accessories as depicted in Exhibit "A." The total cost of the change order is a cost to the Government of [REDACTED]. The anticipated date of completion of all the Tenant Improvements (TI) and Building Specific Security (BSS) is March 21, 2013.

2.) The Government and the Lessor have agreed that the total cost of the TIs and BSS shall change from \$777,033.57 to [REDACTED] [\$777,033.57 + [REDACTED] = [REDACTED]]. The TI and BSS 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 TI and BSS costs covered by Change Order # 3 by the anticipated date of completion.

3.) The Government shall pay for a portion of the total TI Cost by amortizing \$585,279.97 over the first ten (10) years of the term, monthly in arrears, at an interest rate of 7.0%. Additionally, the Government may pay by lump-sum payment or amortize the Building Specific Security amortized amount of \$10,335.16 over the first ten (10) years, monthly in arrears, at an interest rate of 7.0%. All or a portion of the remaining balance of \$184,397.46 [\$780,012.59 (Total TI and BSS Cost) – \$585,279.97 (TI amortized) – \$10,335.16 (BSS amount amortized) = \$184,397.46] may be paid by lump-sum, in which case, the amortized portions of the rent shall be adjusted accordingly upon the completion and acceptance by the Government of the Tenant Improvements and BSS. Any additional amortized TI or BSS amounts shall reduce the amount of the lump-sum payment amount.

Upon the completion of the TI and BSS and the acceptance thereof by the Government, the rent commencement date and the adjusted rent schedule (if required due to the amount amortized) shall be established by a separate LA. The subsequent LA shall include the term of the scheduled total rent, the annual Shell Rent amount, the annual Operating Cost amount, and the annual amortized TI and BSS cost (if any).

Once the exact amount of the lump-sum payment has been determined by both parties and the LA is fully executed by the Government and the Lessor, the Lessor may then submit for 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 PS0025233** 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 at the following address:

General Services Administration
ATTN: Garhett Gordon
819 Taylor Street, Room 5A18
Fort Worth, TX 76102

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

INITIALS: JK & [Signature]
LESSOR & GOV'T