

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-17159
ADDRESS OF PREMISES 800 WEST COMMERCE ROAD HARAHAN, LA 70123-2331	PDN Number:

THIS AMENDMENT is made and entered into between Elman 800 Associates, L.P.

whose address is: 100 N Centre Ave Ste 502 Rockville Centre, NY 11570-6303

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective when signed by both parties as follows:

Paragraph 1.08 of the lease shall be deleted and replaced with the following:

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance for this lease shall be applied to 34,150 ANSI/BOMA of government occupied square footage. The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$692,835.20 (based on \$20.2880 per ABOA). The TIA is the amount that the Lessor shall make available for the Government to be used for the TIs. This amount is amortized in the rent over the firm term of this Lease at an annual interest rate of 7 percent.

This Lease Amendment contains 1 page.

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: _____
Title: _____
Entity Name: Elman 800 Associates, L.P.
Date: Feb 7, 2013

FOR THE GOVERNMENT

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
Date: 2/22/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: February 7, 2013