

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-17164
ADDRESS OF PREMISES 3341 YOUREE DRIVE SHREVEPORT, LA 71105	PDN Number: N/A

THIS AMENDMENT is made and entered into between Oliphint Investments, Inc.

whose address is: 1945 Leeward Cove, Benton LA 71006
 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 amend the lease Section 4.01 A.

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 upon lease execution as follows:

1.) **Section 4.01 A** of the Lease is hereby deleted in its entirety and replaced with the following:

Section 4.01 SCHEDULE FOR COMPLETION OF THE SPACE (AUG 2011)

TENANT IMPROVEMENT PRICING BASED ON TENANT IMPROVEMENT ALLOWANCE (TIA) (STREAMLINED) (AUG 2011)

A. Upon lease award the Government will have **30 Working Days** to create a "Design Layout" from the space drawings provided by the Lessor. Once the Design Layout is complete it will be provided to the Lessor. The Lessor will then use the Design Layout to Create the Design Intent Drawing (DIDs).

The Lessor must submit to GSA, as part of the shell cost, complete DIDs conforming to the requirements of this Lease and other Government-supplied information related to the tenant agency's interior build-out requirements not later than **20 Working Days** following the submittal of the Design Layout, provided that the Government supplies such information and direction as reasonably required for Lessor to timely complete DIDs. The Government (GSA and the tenant agency) shall attend two meetings at the Lessor's request for the purpose of providing information and direction in the development of DIDs. The Lessor should anticipate at least two submissions of DIDs before receiving approval. At the sole discretion of

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: Scott Oliphint
 Title: Director
 Entity Name: Oliphint Investments, Inc
 Date: May 16, 2013

FOR THE GOVERNMENT:
 Signature: _____
 Title: _____
 GSA, Public Buildings Service,
 Date: 6/13/13

WITNESSED FOR THE LESSOR BY:
 Signature: _____
 Name: Paul Drogan
 Title: Realtor
 Date: May 16, 2013

the Government, the Lessor may be required to submit a budget proposal based on the TIs and associated work as shown on the DIDs. This budget proposal shall be completed within **10 Working Days** of the Government's request.

DIDs. For the purposes of this Lease, DIDs are defined as fully dimensioned drawings of the leased Space that reflect all Lease requirements provided by the Government sufficient for the preparation of construction documents (CDs), including, but not limited to:

1. Generic furniture layout, wall, door, and built-in millwork locations;
2. Telephone, electrical, and data outlet types and locations;
3. Information necessary for calculation of electrical and HVAC loads;
4. Work related to security requirements; and
5. All finish selections.

The Government's review and approval of the DIDs is limited to conformance to the specific requirements of the Lease and the tenant agency buildout requirements as they apply to the Space. The Government will provide formal approval of DIDs in writing by Lease Amendment **10 Working Days** from completion.

INITIALS: _____
LESSOR

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