GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE TO LEASE NO. GS-07B-17164 LEASE AMENDMENT ADDRESS OF PREMISES 3341 YOUREE DRIVE, SHREVEPORT, LA 71105-2149

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 incorporate the Lessor's Design Intent Drawing into the 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 upon full execution of this Lease Amendment, as follows:

- 1) To provide for a Notice to Proceed with the Tenant Improvements and provide for an anticipated date of completion; and
- 2) To provide the total cost of the Tenant Improvements; and
- 3) To provide for the method of payment of the total Tenant Improvement cost.

See attached.

This Lease Amendment contains 3 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 LESS	FOR TH
Signature: Name: Title: Entity Name: Date: SCOTT OILPHINT INVESTMENT INVESTMENT INC. 2-24-14	Signatul Name: CHRISTING BOLEN Title: Lease Contracting Officer GSA, Public Buildings Service, Date: 2/27/14
WITNESSED FOR THE LESSOR BY:	
Signature: Name: PAU DAPN Title: RIALTE Date: PAU DAPN ZUY	

- 1.) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed with the construction of the Tenant Improvements (TI). The anticipated date of completion of all the Tenant Improvements is on or before 60 working days from the date of full execution and delivery of this Lease Amendment.
- 2.) The Government and the Lessor have agreed that the total cost of the TIs is \$255,915.14, as shown on the Tenant Improvement Cost Summary (TICS) attached as Exhibit A to this Lease Amendment No. 3. The TI cost includes all of the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TI by the anticipated date of completion.
- 3.) The Government shall pay for a portion of the total TI Cost by amortizing \$135,732.60 over the first five (5) years of the term, monthly in arrears, at an interest rate of 6.5%. All of the remaining balance of \$120,182.54 [\$255,915.14 (Total TI cost) \$135,732.60 (TI amortized) = \$120,182.54] shall be paid by lump-sum.

Upon the completion of the TI 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 Building Specific Amortized Capital 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 PS0028348 and shall be sent electronically to the GSA Finance Website at https://www.finance.gsa.gov. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 800-676-3690.

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: Contracting Officer 819 Taylor Street, Room 5A18 Fort Worth, TX 76102-6124 817-978-4335

INITIALS:

SOR

& ___

GOVT