

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 2</b>  <b>TO LEASE NO. GS-07P-LLA17168</b>
<b>ADDRESS OF PREMISES</b> Corporate Center 5757 Corporate Boulevard Baton Rouge Louisiana 70808	<b>PDN Number: PS0035060</b>

**THIS AMENDMENT** is made and entered into between **BFH INVESTMENTS, LLC**

whose address is: 8550 United Plaza Boulevard  
Suite 702  
Baton Rouge, Louisiana 70809

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

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this Lease Amendment is to issue Notice to Proceed with Tenant Improvements (TIs), to approve the total TI costs excluding Security Items, Doors, Frames and Hardware, and to provide for payment of TIs above the allowance.

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 execution by the Government as follows:


- 1) To provide for a Notice to Proceed for construction of TIs and provide for a date of substantial completion; and
- 2) To establish the Tenant Improvements (TIs); and
- 3) To provide provisions for payment of TIs cost; and
- 4) All other terms and conditions shall remain in full force and effect.

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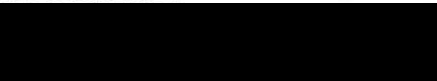
This Lease Amendment contains 29 pages (Includes Exhibit A).

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: BFH Investments, LLC**

Signature:   
 Name: ROBERT E HEBERT JR  
 Title: MEMBER  
 Entity Name: BFH INVESTMENTS LLC  
 Date: 5-18-16

**FOR THE GOVERNMENT:**

Signature:   
 Name: Nancy Lopez  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 5-20-2016

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Ami Watkins  
 Title: Admin. Asst.  
 Date: 5/18/16

1. Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed on the Tenant Improvements excluding Security Items, Doors, Frames and Hardware for the above referenced lease; all of which are depicted in Exhibit "A". The anticipated date of completion and acceptance by the Government is September 23, 2016.
2. Following a Government review of the submitted cost proposal, the Government has determined that the Tenant Improvement bid excluding Security Items, Door, Frames and Hardware is fair and reasonable at a total cost not to exceed **\$870,662.72**, inclusive of all management and architectural fees. The Lessor shall provide all the materials, labor and services required to provide for the completion of the TIs by the anticipated date of completion.
3. Upon completion, inspection, and acceptance of the space, the Government shall pay for the total Tenant Improvement Cost by amortizing **\$429,905.33** over the first five (5) years of the term at an interest rate of 5.50 percent. The remaining balance of the total costs of the Tenant Improvements is **\$440,757.39** (TI total cost of \$ 870,662.72- TI amortization of \$429,905.33 = \$440,757.39) and shall be paid by a lump-sum payment upon the completion and acceptance by the Government of the Tenant Improvements necessary to finish the interior of the leased space. The lump-sum payment 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.

A separate Lease Amendment shall be issued to add the scope of work, cost and provide Notice to Proceed for furnishing and installing the Security Items, Doors, Frames, and Hardware..

A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent.

Upon acceptance of the TIs by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number PS0035060 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/>. 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 Lease Contracting Officer at the following address:

General Services Administration  
Attn: Nancy Lopez  
819 Taylor Street, Room 11A01  
Fort Worth, TX 76102-0181

4. All other terms and conditions shall remain in full force and effect.

INITIALS:

*RL*  
LESSOR

&amp;

*NR*  
GOVT