

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07P-LLA17076
ADDRESS OF PREMISES ONE GALLERIA BOULEVARD METAIRIE, LA 70001	PDN Number: PS0030438

THIS AMENDMENT is made and entered into between GALLERIA OPERATING COMPANY, LLC

whose address is: 7 Penn Plaza
 Suite 618
 New York, New York 10001

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 No. 4 is to approve Change Order No. 3, for additional tenant improvement costs, in the amount of [REDACTED] and to issue a Notice to Proceed with this work.

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 the execution by the Government, as follows:

1. The Government approves Change Order No. 3 consisting of all labor, services, materials and equipment required to furnish and install (12) dimmer switches, (4) 3-way dimmer switches, (4) re-switch / re-wire light fixtures, (3) standard outlets, (3) cut-in boxes with ring and string. This is your Notice to Proceed with this work. Accordingly, the tenant improvement costs are revised as follows:

Adjusted Tenant Improvement Costs, per Lease Amendment No. 3	[REDACTED]
Increase for this Change Order No. 3	[REDACTED]
Revised Tenant Improvement Costs (Incl GC OH&P)	\$842,719.00

Continued on page 2

This Lease Amendment contains 2 pages plus Exhibit A (1 page)

All other terms and conditions of the lease shall remain in force and effect.
 IN WITNESS WHEREOF, the parties have subscribed their names as of the below date.

FOR THE LESSOR
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Entity Name: [REDACTED] ing Co. LLC
 Date: 6/20/15

FOR THE GOVERNMENT
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 7/9/15

WITNESSED FOR THE LESSOR BY:
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: Administrative Assistant
 Date: July 6, 2015

2. The parties further agree that of the Total Revised Tenant Improvement Costs of \$842,119.00, a Tenant Improvement Allowance of \$510,220.32 is included in the lease and upon the substantial completion of the construction of the improvements and the acceptance by the Contracting Officer the Government shall reimburse the Lessor a lump sum payment of \$331,898.68.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance website at www.finance.gsa.gov. Lessors who are unable to process invoices electronically can mail invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181 Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: GSA LEASING SPECIALIST – KELLY HANTZ
819 TAYLOR STREET, ROOM 11A159 FT. WORTH, TX 76102

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0030438

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

3. The Lessor agrees to waive restoration as a result of the improvements.

END OF LEASE AMENDMENT NO. 4

INITIALS:

JP
LESSOR

&

DP
GOVT