

EXHIBIT E

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LLA17525
LEASE AMENDMENT	
ADDRESS OF PREMISES: Kenner Airport Warehouse 200 Crofton Road Kenner, LA 70062-8300	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **The City of New Orleans doing business as the New Orleans Aviation Board**

whose address is: 900 Airline Drive, Kenner, LA 70062-6923

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:

- 1.) Accept the leased space;
- 2.) Establish the Commencement Date of the lease rental payments;
- 3.) Establish the square footages of the leased space;
- 4.) Provide the annual rental amounts;
- 5.) Establish the Governments' Percentage of Occupancy;
- 6.) Provide the reduction amount for vacant space;
- 7.) Establish the Common Area Factor;
- 8.) Memorialize energy efficiency and conservation improvements; and
- 9.) All other terms and conditions are in full force and effect.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 4, 2016, as follows:

See Attached

This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

Signature: _____
Name: _____
Title: Chairwoman
Entity Name: New Orleans Aviation Board
Date: 3-14-16

FOR THE GOVERNMENT

Signature: _____
Name: P
Title: Lease
GSA, Public Buildings Service, 819 Taylor St., Room 11B217
Fort Worth, TX. 76102-0181
Date: 4/6/2016

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Everett Thompson
Title: Board Liaison
Date: 3-14-16

- 1.) The government accepts the leased space on January 4, 2016.
- 2.) The Commencement Date of the rental payments shall be January 4, 2016, and shall expire on January 3, 2026, subject to the termination rights set forth in the lease.
- 3.) The leased premise square footage shall be 7,975 Rentable Square Feet (RSF) yielding 7,975 ANSI/BOMA Office Area (ABOA). In accordance with this lease (GSA FORM L201D) paragraph 1.02 entitled "Express Appurtenant Rights" there are no surface or structured parking spaces reserved for exclusive use by the Government.
- 4.) The Government shall pay the Lessor annual rent amounts as follows:

From January 4, 2016, through January 3, 2021 (firm term), the total annual rental shall be **\$63,800.00** at the rate of \$5,316.67 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$41,868.75, annual Operating Costs of \$21,931.25. There are no annual Operating Cost adjustments, and there is no annual Tenant Improvement Amortization Rent or Tenant Specific Security (TSS) Rent.

From January 4, 2021, through January 3, 2026 (non firm term), the total annual rental shall be **\$63,800.00** at the rate of \$5,316.67 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$41,868.75, annual Operating Costs of \$21,931.25. There are no annual Operating Cost adjustments, and there is no annual Tenant Improvement Amortization Rent or Tenant Specific Security (TSS) Rent.
- 5.) The Percentage of Occupancy for Tax Reimbursement purposes shall be: 100.00% (7,975 RSF/7,975 RSF*100%). There are no Real Estate taxes associated with this lease.
- 6.) The Government's Adjustment for Vacant Space shall be a reduction of \$2.00/ABOA SF.
- 7.) In accordance with the Lease paragraph 1.01 entitled "The Premises" the Common Area Factor shall be 0.0% (7,925 RSF/7,925 ABOA - 1 X 100%).
- 8.) In accordance with the Lease (GSA FORM L201D) paragraph 3.05 entitled "Energy Independence and Security Act" the Lessor has agreed to complete the following energy efficiency and conservation improvements at no additional cost to the Government no later than 120 calendar days following the award of this lease:
 1. Replace the office area(s) lighting with LED lamps.
 2. Replace the lighting in the warehouse area(s) with LED lamps.
 3. Replace lighting in restroom areas with LED lamps and add motion sensors with an adjustable timer or a "hard switch" combination.
- 9.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS:  LESSOR &  GOVT