

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-07B-16892	DATE 7/17/12	PAGE 1 of 2
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ADDRESS OF PREMISES
1 Lakeshore Drive, Lake Charles, LA 70629

THIS AGREEMENT, made and entered into this date by and between **HERTZ LAKE CHARLES ONE, LLC**

whose address is 1522 2nd Street
Santa Monica, CA 90401-2303

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective May 24, 2012, as follows

Paragraph 1 of the Lease shall be deleted in its entirety and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:

A total of 4,262 rentable (3,706 ANSI/BOMA) square feet of fully services office and related spaced located at Capital One Tower, One Lakeshore Drive, Lake Charles, LA 70629, and twenty-five (25) onsite structured parking spaces to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.150027.

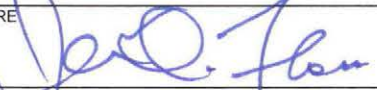
Paragraph 2 of the Lease shall be deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 24, 2012, and continuing for a term of 10 years, expiring May 23, 2022, unless earlier terminated by the Government as described in paragraph 4 of the Lease.

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER John D. Forbess Executive VP & General Counsel
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ADDRESS 1522 2nd Street Santa Monica, CA 90401

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Karina N. Perantes
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ADDRESS 1522 2nd Street Santa Monica, CA 90401

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Thomas Abraham OFFICIAL TITLE OF SIGNER Contracting Officer
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Initials: Lessor  & Gov't 

Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

3. For years 1-5, the Government shall pay the Lessor annual rent of \$ 88,233.00, which includes annual operating costs of \$20,074.02. Tenant improvements in the total amount of \$110,438.80 shall be amortized through the rent for five years at a rate of 10%.

For years 6 -10, The Government shall pay the Lessor annual rent of \$80,125.60 which includes annual operating cost base of \$20,074.02 with CPI adjustments, plus adjustments per the lease. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 9LA2173. Rent for a lesser period shall be prorated. Rent shall be made payable to:

HERTZ LAKE CHARLES ONE, LLC
ONE LAKESHORE DR, STE 560
LAKE CHARLES, LA 70629-0100

Paragraph 15 of the Lease, regarding security costs, is hereby deleted in its entirety, and the annual rent has been reduced accordingly.

Paragraph 16 of the Lease shall be deleted in its entirety and replaced with the following:

16. In accordance with SFO Paragraph 2.4 (Broker Commission and Commission Credit), Jones Lang LaSalle Americas, Inc. is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Jones Lang LaSalle Americas, Inc. have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. This commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED] which is [REDACTED] of the commission ("Commission Credit"), shall be credited to the Government as follows:

The shell rental portion of the annual rental payments (\$40,001.00/12 months = \$3,333.42 per month) due and owing shall be reduced to fully recapture this commission credit. The reduction in shell rent shall commence with the first full month of the rental payment and continue through the second month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

Month 1: First full Month payment of \$7,352.75 minus the prorated commission credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Month 2: Second full Month payment of \$7,352.75 minus the prorated commission credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

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

Initials: Lessor JF & Gov't TH