

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>NO 1A</b>	DATE <b>8-13-12</b>
	TO LEASE NO. <b>GS-07B-17074</b>	
ADDRESS OF PREMISES: 102 Versailles Boulevard, Lafayette, LA 70501-6700		
THIS AGREEMENT, made and entered into this date by and between Champion Real Estate Equities VII, LLC whose address is 100 Rue Iberville, Suite 200, Lafayette, LA 70503-3250  hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b> , hereinafter called the Government:  <b>WHEREAS</b> , the parties hereto agree to supplement the above Lease  1.) to delete all paragraphs in SLA 1 and replace them with the following paragraphs in SLA 1A; and 2.) to accept the leased space; and 3.) establish Commencement Date of the lease rental payments; and 4.) establish the square footages of the leased space; and 5.) provide the annual rental amounts; and 6.) establish the broker commission and commission credit; and 7.) establish the timeframe for completion of improvements; and 8.) all other terms and conditions are in full force and effect.  <p style="text-align: center;">See Attached</p>		
<b>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</b>		
<b>BY: Champion Real Estate Equities VII, LLC</b>		
<u>Deborah H. Richard</u> Signature	<u>managing partner</u> Title	
<u>Deborah H. Richard</u> Printed Name		
<b>Witnessed in the presence of :</b>		
<u>Dianne P Hoffman</u> Signature	<u>100 Rue Iberville Ste 200</u> (Address)	
<u>DIANNE P Hoffman</u> Printed Name		
<u>Lafayette, LA 70508</u> City, State, Zip		
<b>UNITED STATES OF AMERICA</b>		
<u>Nancy Guffert</u>	<b>General Services Administration</b> 819 Taylor St., Room 5A18 Fort Worth, TX 76102 <b>Contracting Officer</b> (Official Title)	

Supplemental Lease Agreement No. 1A  
**GS-07B-17074**  
102 Versailles Boulevard  
Lafayette, LA 70501-6700

- 1.) All paragraphs of SLA 1 are hereby deleted and replaced with the following paragraphs.
- 2.) The Government accepts the leased space on July 1, 2011.
- 3.) The total term of the lease agreement is ten (10) years with a firm term of five (5) years. The commencement date of the rental shall begin on July 1, 2011 and shall expire on June 30, 2021.
- 4.) The office space square footage shall be 6,352 rentable square feet yielding 5,605 ANSIBOMA Office Area (ABOA).
- 5.) The Government shall pay the Lessor annual rent as follows:  
From July 1, 2011 through June 30, 2021 the total annual rental shall be \$116,114.56 at the rate of \$9,676.21 paid monthly in arrears. The total annual rent consists of annual Shell rent of \$81,053.45 and annual Operating Costs of \$35,061.11. There is no amortized Tenant Improvement cost associated with the rental.

6.) **BROKER COMMISSION AND COMMISSION CREDIT:**

SRSA Commercial Real Estate, Inc., a licensed real estate broker in the State of Louisiana and its cooperating licensed broker, Federal Real Estate Services, Inc. (Sub-Contractor with CB Richard Ellis for the GSA National Broker Contract) along with its co-broker Transcapital Realty, LLC (collectively "the Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to the Broker with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

1<sup>st</sup> full month Rental Payment \$9,676.21 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.

2<sup>nd</sup> full month Rental Payment \$9,676.21 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.

7.) Lessor shall complete installation of a card reader access control system for the tenant's main entry door within 30 calendar days from Lease Award.

8.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials: DJ  
Lessor Initials: DWR