

Supplemental Lease Agreement

Number 4

Lease Number:

GS-07B-16675

Date:

7/19/10

5100 Village Walk, Covington, Louisiana

THIS AGREEMENT, made and entered into this date by and between Phoenix Covington Associates, LLC whose address is 5100 Village Walk, Covington, Louisiana 70433-4012, 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, upon Execution of Supplemental Lease Agreement (SLA) Number 4 by the Government.

The purpose of this SLA Number 4 provides for modifications to the Scope of Work for Tenant Improvements that were performed in the portion of the space, consisting of 2,419 rentable square feet (2,104 useable square feet), that was accepted on May 13, 2010 (referred to as Phase II Acceptance).

1. In separate correspondence dated February 25, 2010, the Government issued a Notice to Proceed with Tenant Improvements in the amount of \$139,028.56. That amount increased to \$143,265.31 as reflected in SLA Number 3. The cost of tenant improvements will increase again by \$1,324.00, as reflected on the attached Proposal dated May 20, 2010, resulting in a total Tenant Improvement Allowance of \$144,589.31, which will be amortized over 117 months at 6% interest per year. A restatement of all tenant improvement costs and amortization payments shall be provided in a subsequent SLA that documents Phase II Acceptance.
2. The approved Government Initiated Change Order #3 includes providing material and labor associated with the following work:
 - Provide material and labor in order to remove existing double glass doors from [REDACTED] and supply and install new birch doors with astragal, stained and sealed.
3. The Lessor hereby waives restoration as a result of all improvements.

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 above date.

Lessor: [REDACTED] **ton Associates, LLC**

By: [REDACTED]

Managing Partner

(Title)

In the

5100 VILLAGE WALK
COVINGTON, LA.

(Address)

[REDACTED] Services Administration, Public Buildings Service.

[REDACTED]
(Signature)

Contracting Officer
(Official Title)