

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT NO. 4	DATE 1-23-12
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-07B-16701	

ADDRESS OF PREMISES: 18134 E. Petrolcum Dr., Baton Rouge, LA 70809

THIS AGREEMENT, made and entered into this date by and between LBA-GSA BATON ROUGE, LLC,

whose address is 2733 ROSS CIRCLE CIRCLE
DOTHAN, ALABAMA 36301

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

WHEREAS, the parties hereto agree to supplement the above Lease.

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

- 1) To approve and authorize Change Order #1; and
- 2) To replace Paragraph 3 of SLA #1 to reflect the additional tenant improvement cost resulting from item #1 above; and
- 3) All other terms and conditions are in full force and effect.

See Next Page for Further Detail Related to the Items Above

LESSOR: LBA-GSA BATON ROUGE, LLC

BY
IN

[Redacted Signature]

Member

(Title)

2733 Ross Clark Cir, Dothan, AL 36301
(Address)

(Witness)

BY

[Redacted Signature]

GENERAL SERVICES ADMINISTRATION

CONTRACTING OFFICER
(Official Title)

1) The Contracting Officer, with Agency approval, hereby approves and authorizes Change Order # 1, attached as Exhibit A, which results in a Tenant Improvement cost increase in the amount of \$250.00; and

2) Paragraph 3 of SLA #1 is deleted in its entirety and replaced with the following:

"The Lessor and the Government have agreed that the total cost of the Tenant Improvements is \$1,361,467.69. In accordance with the SFO paragraph 3.2 A, it is agreed that the Tenant Improvement Allowance, in the amount of \$524,319.30, shall be amortized over the first ten (10) years of the term of the lease agreement and paid monthly in arrears at an annual interest rate of seven (7) percent (%). It is further agreed that the remaining balance of Tenant Improvements, in the amount of \$837,148.39, will be funded in a lump-sum payment subject to the invoicing procedure provided below. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion."; and

3) All other terms and conditions of the lease are in full force and effect.

Initials: Lessor BO Govt pt