

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 6	DATE 5-7-2012
	TO LEASE NO. GS-07B-16824	

ADDRESS OF PREMISES: 620 Esplanade Street
Lake Charles, LA 70607

THIS AGREEMENT, made and entered into this date by and between Petro Point Office Building-I, LP

whose address is 620 Esplanade Street
Suite 103
Lake Charles, LA 70607-6363

hereinafter called the 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 on April 12, 2012 as follows:

- 1.) To provide the Scope of Work; and
- 2.) To provide a Notice to Proceed; and
- 3.) To provide for the payment of the Tenant Improvements; and
- 4.) All other terms and conditions are in full force and effect.

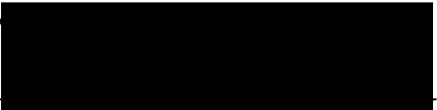
See Attached

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

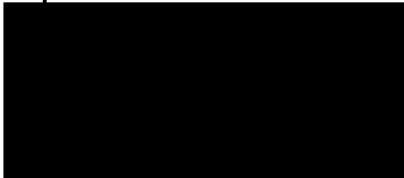
BY: Petro Point Office Building-I, LP

 _____
Signature owner - manager
Title

FRED A. BOOK, JR.
Printed Name

 _____
Signature 4999 Common St. Suite A
(Address)

Denise Benoit
Printed Name Lake Charles, LA 70607
City, State, Zip

 _____
CA Contracting Officer
(Official Title)

Supplemental Lease Agreement #6
LLA16824
620 Esplanade Street
Lake Charles, LA 70607

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements under Change Order – [REDACTED] Project dated March 15, 2012. The costs associated with this change order are depicted as Security System Project in the Change Order – Security System document, attached as Exhibit A, in the amount of [REDACTED].

2.) Upon full execution of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Scope of Work of the Security System Project. The anticipated date of completion and acceptance by the Government is on or before June 15, 2012.

3.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements shall change from \$512,559.00, as stated in SLA #5, to [REDACTED] [\$339,529.00 (Phase 1) + \$173,030.00 (Phase 2) + [REDACTED] (Security)] 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.

The total cost of the Tenant Improvements is \$627,386.47 and shall be paid by three lump-sum-payments.

As described in SLA #5, the Phase 1/Expanded Area was completed and accepted and the first lump sum payment in the amount of \$339,529.00 was authorized for invoice. Phase 1 consist of the Tenant Improvements within the expanded area of the current leased space.

The second lump sum payment in the amount of \$173,030.00 shall be paid upon the substantial completion and acceptance by the Government of the tenant improvements for the Phase 2/ Alteration Project, necessary to finish the interior of the leased space in Phase 2. Phase 2 consist of the Tenant Improvements within the existing area of the current leased space.

The third lump sum payment in the amount of [REDACTED] shall be paid upon the substantial completion and acceptance by the Government of the tenant improvements for the Security System Project, necessary to finish the interior of the leased space as depicted on the attached Exhibit "A". Security System consist of the Tenant Improvements to install the security system within the existing and expanded area of the current leased space.

The Government agrees to pay by lump sum the Building Specific Amortized Capital (BSAC) in the amount of \$46,570.00 upon substantial completion and acceptance by the Government of the Tenant Improvements for the Phase 2/Alterations Project. This amount is in addition to the established cost of Phase 2/Alterations Project improvements as described in SLA #4 to this lease.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0021802 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials 

Lessor Initials: FAB