

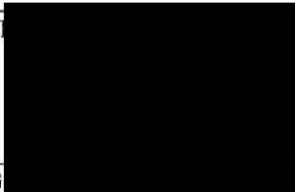


<p align="center"><b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE</p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT <b>NO 3</b></p>	<p>DATE <u>10/24/12</u></p>
	<p>TO LEASE NO. <b>GS-07B-16941</b></p>	
<p>ADDRESS OF PREMISES: 794 East Woodlawn Ranch Road, Houma, LA 70363-7211</p>		
<p>THIS AGREEMENT, made and entered into this date by and between <b>HOUMA GSA, LLC</b></p> <p>whose address is: 1054 Canal Blvd Ste 3 Thibodaux, LA 70301-4535</p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p> <p><b>WHEREAS</b>, the parties hereto agree to supplement the above Lease.</p> <p><b>NOW THEREFORE</b>, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on July 11, 2012 as follows:</p> <ol style="list-style-type: none"> <li>1) To provide a Notice to Proceed for Change Order (C/O) 1-14; and</li> <li>2) To provide for the payment of the Tenant Improvements; and</li> <li>3) All other terms and conditions are in full force and effect.</li> </ol> <p align="center">See Attached</p> <p><b>IN WITNESS WHEREOF</b>, the parties subscribe their names as of the above date.</p>		
	<p align="center"><u>MEMBER</u></p> <p align="center">Title</p>	
<p><u>Robert Picciola</u></p> <p>Printed Name</p>		
	<p align="center"><u>1054 CANAL BLD. Ste 4</u></p> <p align="center">(Address)</p>	
<p><u>Justin A. Hebert</u></p> <p>Printed Name</p>	<p align="center"><u>THIBODAUX, LA 70301</u></p> <p align="center">City, State, Zip</p>	
<p>UNITED STATES OF AMERICA</p> <p></p> <p>Garhett G</p>	<p align="center">General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102</p> <p align="center">Contracting Officer (Official Title)</p>	

Supplemental Lease Agreement No. 3  
LTX16941  
794 East Woodlawn Ranch Road, Houma, LA 70363-7211

- 1) Upon this Supplemental Lease Agreement being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the Alterations required in change order #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, and #14 as it relates to the Abstract C/O for Change Order #1 to increase the Men's changing room by two feet as depicted on the attached drawing labeled Exhibit "A", Change Order #2 to create an additional 150 sq. ft. office from #119, to add slab to slab walls at room #5, and to enlarge office #123 to 190 sq. ft. as depicted in Exhibit "A", Change Order #3 for the addition of wall to wall, floor to ceiling white board in conference room #124 on the two interior walls for which are depicted in Exhibit "A.", Change Order #4 for the installation of an additional electrical outlet in the ceiling and a projector screen in Conference Room 124, the installation of a fire sprinkler system in the file room, the installation of a fire-rated metal frame besides the door in the main Conference Room 115, the installation of a frosted sidelight window beside the door in the main Conference Room 115, the installation of a clothing rack with shelf to encompass the entire back wall of the women's and men's change room, and the installation of a 1-1/4" schedule 40 stainless steel pipe for clothing rack hanging rods as depicted in Exhibit "B", Change Order #5 for the addition of signage (name and logos) as depicted on Exhibit "C", and Change Order #6 for the addition of corkboards as depicted in Exhibit "D".

Also included are Change Order #7 for the installation of magnetic, dry erase white board, Change Order #8 for the relocation of an existing standard outlet and data on the back wall of the conference room, Change Order #9 for the replacement of a 36" existing left cabinet in the galley with a 24" cabinet, Change Order #10 for the removal of the built-in countertop in the employee area adjacent to the reception area, and Change Order #11 for the installation of cabinetry in the production open area as well as the installation of a 7 1/2 ft. long countertop in the file room, all depicted in Exhibit "E".

Lastly included are Change Order #12 for the painting of raised panels below the nova wall in the front conference room as depicted in Exhibit "F", Change Order #13 for the verification of all circuits in the Plotter Room, the addition of a GFCI electrical outlet, the verification that an electrical outlet for the refrigerator is a dedicated circuit, the verification that the galley contains at least two electrical outlets, the relocation of two thermostats, the addition of one electrical outlet on each wall in the receptionist area, and the addition of three electrical outlets as depicted in Exhibit "G", and Change Order #14 for the addition of benches and fire extinguishers as depicted in Exhibit "H"

The total cost of the aforementioned Change Orders is \$86,533.67.


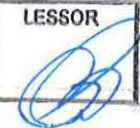
The Lessor remains responsible for the accuracy of the Construction Drawings when compared to the Government approved Design Intent Drawings with the exception of the changes herein.

- 2) Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the construction of the tenant improvements. All items shall be completed within 30 days of acceptance by the Government on or before September 16, 2012.
- 3) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The total cost of the Tenant Improvements shall change from \$520,965.05 to \$607,498.72 [\$520,965.05 + \$86,533.67]. The total 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.

Any changes of the Construction Drawings, which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

A portion of the **total Tenant Improvement costs**, \$480,539.50, shall be amortized over the first eight (8) year firm term of the lease agreement at an interest rate of five point seven five percent (5.75%) paid monthly in arrears. The annual cost of the amortized portion of the Tenant Improvement cost is \$75,079.71 paid monthly in arrears in the amount of \$6,256.64.

INITIALS	
GOVT	LESSOR
	

The **remaining balance of the total** cost of the Tenant Improvements is \$126,959.22 [\$607,498.72-\$480,539.50] shall be paid by a lump-sum payment upon the substantial completion and acceptance by the Government of the tenant improvements.

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 PS 0023617** 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

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer/Realty Specialist at the following address:

General Services Administration  
Attn: Jason C. Belle  
819 Taylor Street  
Ft. Worth, Texas 76102-0181

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent SLA.

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

Gov't Initials

Lessor Initials:

