

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-LLA17244
ADDRESS OF PREMISES 3535 S. Sherwood Forest Baton Rouge, LA 70816-2255	PDN Number: PS0028604

THIS AMENDMENT is made and entered into between Hebert Interests, L.L.C.
whose address is: 17806 Augusta Drive, Baton Rouge, LA 70810-0200

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

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

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


- 1.) To provide a Notice to Proceed; and
- 2.) To provide provisions for the payment of the TI costs.

This Lease Amendment contains 5 pages including Exhibit A.

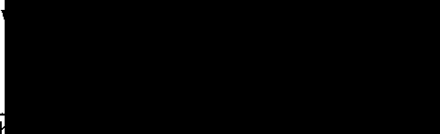
All other terms and conditions of the lease shall remain in full force and effect.

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

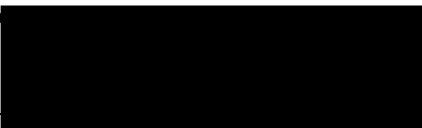
FOR THE LESSOR:

Signature: 
Name: ROBERT HEBERT JR
Title: MEMBER
Entity Name: HEBERT INTERESTS, LLC
Date: 4-1-14

FOR THE GO

Signature: 
Name: Christina Dolan
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 4/2/2014

WITNESSED BY

Signature: 
Name: ROBERT HEBERT JR
Title: MEMBER
Date: 4-1-14

- 1) Upon this Lease Amendment being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed on the Tenant Improvements for the above referenced lease. The anticipated date of completion of all the tenant improvements is **May 1, 2014**.

- 2) Upon completion, inspection and acceptance of the space, the Government shall pay for the total Tenant Improvement Cost of **\$28,654.00** by a lump-sum payment upon the completion and acceptance by the Government of the Tenant Improvements necessary to finish the interior of the leased space as depicted on the attached Exhibit "A". The lump-sum payment 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.

A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent.

Upon acceptance of the TI by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor 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 PS0028604 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 Lease Contracting Officer at the following address:

General Services Administration
Attn: Christina Dolan
819 Taylor Street, Room 11A-133
Fort Worth, Texas 76102-6124

INITIALS:


LESSOR

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GOV'T