

<b>ifGENERAL SERVICE ADMINISTRATION PUBLIC BUILDING SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT	DATE
	NO. 3	10/20/2015
	TO LEASE NO: GS-07B-17296	

ADDRESS OF PREMISES: EF Hunter Courthouse  
611 Broad Street  
Lake Charles, LA 70601-4380

THIS AGREEMENT, made and entered into this date by and between DBSI State Offices, LLC (Former Lessor) and Lake Charles Courthouse Associates, LLC (Lessor).

whose address is 100 N Centre Ave Suite 502  
Rockville Centre, NY 11570-6303

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

WHEREAS, the parties hereto desire to amend the above lease. The purpose of this Lease Amendment Number GS-07B-17296 is to recognize the change in ownership of the above named leased space.

NOW THEREFORE, The parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, Effective June 1<sup>st</sup>, 2015, as follows:

1. Lake Charles Courthouse Associates, LLC, hereby assumes all the incomplete obligations of Lease GS-07B-17296, as amended, and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after June 1<sup>st</sup>, 2015. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-17296 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease.
2. The Government agrees to accept the furnishing of the aforesaid premises in accordance with the terms, provisions, and conditions of said lease, as amended reserving however, all the Government's rights against Lessor and Former Lessor.
3. Lake Charles Courthouse Associates, LLC, Lessor waives all rights to payments under subject lease as against the Government arising prior to June 1<sup>st</sup>, 2015.
4. Rent Checks shall be made payable to: Lake Charles Courthouse Associates, LLC  
100 N Centre Ave Suite 502  
Rockville Centre, NY 11570-6303
5. DBSI State Offices, LLC, Former Lessor, confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with the lease after June 1<sup>st</sup>, 2015.
6. Notwithstanding the foregoing, all payments heretofore made by the Government to Former Lessor and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken. The actual change of ownership took place on June 1<sup>st</sup>, 2015 and the rent payments from that date to the current date were paid to Former Lessor and both Lessor and Former Lessor waive rental claims stemming from those payments.
7. Lake Charles Courthouse Associates, LLC, Lessor, agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to Lake Charles Courthouse Associates, LLC.

Continued on page 2 attached here to and made a part of LA No.3 to Lease GS-07B-17296

INITIALS

GRANT	LESSOR
DS	JAE

8. Lake Charles Courthouse Associates, LLC Lessor agrees to complete and return GSA Form 3518, Representations and Certifications, GSA Form 3518-SAM which is will be attached and made part of this Amendment.

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.

Former Lessor: DBSI State Offices, LLC

[Redacted Signature]

IN PRESENCE OF:

[Redacted Signature]

Michael Smith  
VP, AM

750 B Street Suite 2620  
San Diego, CA 92101-8172

Lessor: Lake Charles Courthouse Associates, LLC

By: [Redacted Signature]

IN PRESENCE OF:

[Redacted Signature]

VP of MM

100 N Centre Ave Suite 502  
Rockville Centre, NY 11570-6303

UNITED STATES OF AMERICA

BY: [Redacted Signature]

DEE GRAHAM

Contracting Officer  
General Services Administration  
819 Taylor Street  
Ft Worth, Texas 76102  
(Official Title)

[Redacted Signature]

Lessor/Gov