

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-07P-LLA17303
LEASE AMENDMENT	
ADDRESS OF PREMISES 115 TERRY PARKWAY, GRETNA, LA 70056	PDN Number: PS0032664

THIS AMENDMENT is made and entered into between EL JAOUHARI, LLC

whose address is: 1122 DECATUR STREET, NEW ORLEANS, LA 70116

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

WHEREAS, the parties hereto desire to amend the above Lease to

- 1.) To accept the Tenant Improvements as completed; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Provide the annual rental amounts; and
- 5.) To state the Broker Commission and the Commission Credit; and
- 6.) Establish the Governments Percentage of Occupancy; and
- 7.) Establish the reduction amount for vacant space; and
- 8.) Establish the Base for the Operating Cost adjustment; and
- 9.) Establish the Common Area Factor; and
- 10.) To establish the rate for 24/7 HVAC for the LAN room; and
- 11.) To provide for the payment of the Tenant Improvements.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 29, 2016, as follows.

See Attached

This Lease Amendment contains 3 pages.

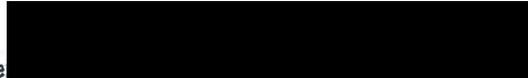
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
Name: Fouad EL-JAOUHARI
Title: Member
Entity Name: El Jaouhari, LLC
Date: July 15 16

Signature: 
Name: Kristine DeForte
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/11/16

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Bonnie D. Burkhardt Sr.
Title: Prop. Man.
Date: 7-5-16

9.) In accordance with lease paragraph 1.01B entitled "Common Area Factor," the Common Area Factor shall be 1.15 (15,402 RSF/13,393 ABOA).

10.) There charge for areas that require 24/7 HVAC is \$9.00 per ABOA SF.

11.) The total cost of the Tenant Improvements is \$656,221.44. The Lessor and the Government agree that a lump-sum payment for a portion of the total Tenant Improvement cost shall be made in the amount of \$182,778.89. The remaining balance of the Tenant Improvement cost of \$473,442.55 shall be amortized monthly into the rent at the rate of six and a half percent (6.5%) over the five (5) year firm term of the lease as stated in paragraph 4 above.

The Lessor agrees that the invoice shall be printed on the same letterhead as the party named on this lease, shall include the lease number, building address, and a price and quantity of the items delivered. **It shall reference the number PS0032664** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov>. 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

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

General Services Administration
ATTN: Kristine Deltorto
200 NW 4th Street, Room 4050
Oklahoma City, OK 73102

INITIALS:


LESSOR

&


GOVT