

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE 3/17/2011

TO LEASE NO.
GS-07B-16476

ADDRESS OF PREMISES Three Lakeway, 3838 North Causeway Boulevard
Metairie, LA 70002-8194

This agreement made and entered into this date by and between LA-Lakeway, LLC
A Delaware Limited Liability Company
whose address is 3900 North Causeway Boulevard #1350
Metairie, LA 70002

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

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 18, 2010 as follows:

The purpose of this Supplemental Lease Agreement No. 4 is to delete Paragraph 19 of the executed lease agreement signed July 9, 2008 in its entirety and replace it with the following:

19. The Government shall be responsible for all costs associated with the maintenance and/or replacement of any and all supplemental HVAC units identified in Exhibit A, Supplemental Air Conditioning, attached to this SLA and made a part of this Lease, including any additional supplemental HVAC units added by Government during the term of the Lease.

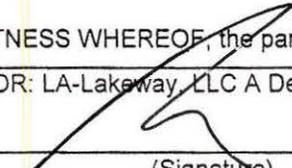
The Lessor will be responsible for entering into and providing a service agreement for the annual maintenance and inspections of the supplemental units. The Government will reimburse the Lessor annually in a lump sum payment for the cost of the service agreement, attached to and made a part of the lease SLA 2 also indentified in Exhibit A, in the amount of \$4,179.99 which represents the amount of the service agreement fee for the first year of service. The annual fee for the service agreement is subject to change each year; Lessor will submit cost for the service agreement to Government each year for their approval prior to entering into a service agreement. The Lessor will submit an invoice for the cost of the service agreement to the Government Contracting Office on an annual basis and the Government shall reimburse the Lessor in accordance with the Prompt Payment Clause 552.232-75 of the General Clauses.

The Lessor will submit an itemized cost estimate/invoice to the Government for review and approval for repairs to supplemental HVAC units, and or replacement of the supplemental HVAC units not covered by the service agreement /contract (Exhibit A). Upon approval of cost estimate/invoice by the Government the Lessor will enter into an agreement with the service provider to repair or replace the supplemental HVAC unit at the Government's expense. The Lessor will submit an invoice to the Government in order to be reimbursed and the Government shall reimburse the Lessor in accordance with the Prompt Payment Clause 552.232-75 of the General Clauses.

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.

LESSOR: LA-Lakeway, LLC A Delaware Limited Liability Company

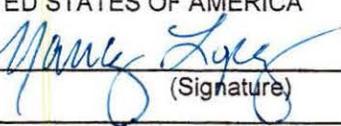
BY  _____
(Signature)

Chris Hendricks
Market Managing Director

(Printed Name & Title)

IN PRESENCE OF
 _____
(Signature)

Equity Office
15950 North Dallas Parkway
Suite 300
Dallas, Texas 75248 (Address)

UNITED STATES OF AMERICA
BY  _____
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 Taylor Street, Room 12B Fort Worth, TX 76102

(Official Title)