

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 6

DATE
3/23/2011

TO LEASE NO.
GS-07B-16639

ADDRESS OF PREMISES 650 Poydras Street
16th, 17th and 18th floors
New Orleans, LA 70130

This agreement, made and entered into this date by and between Poydras Center, LLC

whose address is: c/o Hertz Investment Group
1522 2nd Street
Santa Monica, CA 90401

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

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

The purpose of this Supplemental Lease Agreement (SLA) No. 6, to lease GS-07B-16639, is to amend the lease as stated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated June 3, 2009 is amended, effective upon execution by the Government, as follows:

1. Paragraph 1 of the Lease shall be deleted and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises:

"A total of 63,615 rentable (55,318 occupiable) square feet of fully serviced office space located on the sixteenth (16th), seventeenth (17th) and eighteenth (18th) floors of the building located at 650 Poydras Street, New Orleans, Louisiana and one hundred twenty-nine (129) structured parking spaces located in the building's garage, of which fifteen (15) shall be reserved and marked "RESERVED", shall be provided as a part of rental consideration and to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 1.149987346 or 14.9987346%."

2. Paragraph 2 of the Lease shall be deleted in its entirety and replaced with the following:

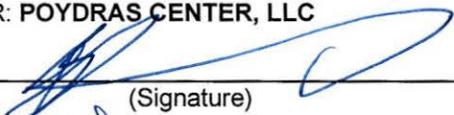
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 25, 2011, and continuing for a term through 15 years, expiring February 24, 2026, subject to terms stated within."

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: POYDRAS CENTER, LLC

BY


(Signature)

PRESIDENT

(Title)

IN PRESENCE OF


(Signature)


(Address)

UNITED STATES OF AMERICA

BY


(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
819 Taylor Street, Room 5A18
Ft. Worth, Texas 76102
(Official Title)

3. Paragraph 3 of the Lease shall be deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

TERM	ANNUAL RENT	ANNUAL SHELL RATE	ANNUAL OPERATING RATE	ANNUAL TI RATE
February 25, 2011 – February 24, 2012	\$1,820,661.00	\$1,272,767.58	\$317,439.00	\$230,454.42
February 25, 2012 – February 24, 2013	\$1,846,743.45	\$1,298,850.03	\$317,439.00	\$230,454.42
February 25, 2013 – February 24, 2026	\$1,872,189.45	\$1,324,296.03	\$317,439.00	\$230,454.42

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO 8LA2019. Rent for a lesser period shall be prorated. Rent shall be made payable to:

Poydras Center, LLC
 650 Poydras Street
 Suite 2300
 New Orleans, LA 70130-6162"

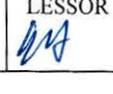
4. Paragraph 24 of the Lease shall be deleted in its entirety and the following substituted therefore:

"24. In accordance with Paragraph 1.13 (Broker Commission and Commission Credit) Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] ("Commission"). The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Due to the Commission Credit described in Paragraph 1.13, only [REDACTED] of the Commission, will be payable to Studley. The remaining [REDACTED] or [REDACTED] which is the "Commission Credit", shall be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time period practicable.

Notwithstanding Paragraph 3 of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent

First Month's Rental Payment \$151,721.75 minus prorated Commission Credit of \$ [REDACTED] equals [REDACTED] adjusted First Month's Rent
 Second Month's Rental Payment \$151,721.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent
 Third Month's Rental Payment \$151,721.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent
 Fourth Month's Rental Payment \$151,721.75 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent"

END OF SLA No. 6

GOV'T 	LESSOR 
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