

<p align="center"><b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE</p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT <b>NO 1</b></p>	<p>DATE <b>9.14.11</b></p>
<p>ADDRESS OF PREMISES: 1250 Poydras Street, Suite 490 New Orleans, LA 70113-1805</p>		<p>TO LEASE NO <b>GS-07B-16997</b></p>
<p>THIS AGREEMENT, made and entered into this date by and between. Poydras Properties, LLC whose address is 1250 Poydras Street, Suite 2460, New Orleans, LA 70113-1818</p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p> <p><b>WHEREAS</b>, the parties hereto agree to supplement the above Lease.</p> <ol style="list-style-type: none"> <li>1.) To accept the leased space;</li> <li>2.) establish the Commencement Date of the lease rental payments; and</li> <li>3.) establish the square footages of the leased space; and</li> <li>4.) provide the annual rental amounts; and</li> <li>5.) establish the Governments percentage of occupancy; and</li> <li>6.) establish the reduction amount for vacant space; and</li> <li>7.) all other terms and conditions are in full force and effect.</li> </ol> <p align="center">See Attached</p> <p><b>IN WITNESS WHEREOF</b>, the parties subscribe their names as of the above date.</p>		
<p>BY: Poydras Properties, LLC</p> <p><i>Derry Barris</i> _____ <i>Agent</i> _____ Signature Title</p> <p><i>Tenni J. Barris</i> _____ Printed Name</p>		
<p>Witnessed in the presence of:</p> <p><i>Michele J. Toups</i> _____ <i>1250 Poydras Street</i> _____ Signature (Address)</p> <p><i>Michele J. Toups</i> _____ <i>New Orleans, La 70113</i> _____ Printed Name City, State, Zip</p>		
<p><b>UNITED STATES OF AMERICA</b></p> <p><i>Thomas Bell</i> _____ Thomas Bell (Official Title)</p>		<p>General Services Administration 819 Taylor St., Room 5A18 Fort Worth, TX 76102 Contracting Officer</p>

Supplemental Lease Agreement No. 1  
LLA16997  
1250 Poydras Street Ste 490  
New Orleans, LA 70113-1805

- 1.) The Government accepts the leased space on September 15, 2011.
- 2.) The commencement date of the rental shall be September 15, 2011 and shall expire on September 14, 2021.
- 3.) The office space square footage shall be 2,752 rentable square feet yielding 2,428 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From September 15, 2011 through September 14, 2016 the total annual rental shall be \$57,792.00 at the rate of \$4,816.00 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$41,968.00, and annual Operating Costs of \$15,824.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

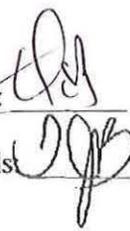
From September 15, 2016 through September 14, 2019 the total annual rent shall be \$60,544.00 at the rate of \$5,045.33 paid monthly in arrears.. The total annual rent consists of Shell Rent of \$44,720.00 and Operating Costs of \$15,824.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

From September 15, 2019 through September 14, 2021 the total annual rent shall be \$63,296.00 at the rate of \$5,274.67 paid monthly in arrears.. The total annual rent consists of Shell Rent of \$47,472.00 and Operating Costs of \$15,824.00 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

- 5.) The percentage of occupancy for Tax Reimbursement purposes shall be: .65% (2,752 Rentable Square Footage, (RSF) /422,890 RSF ) and the new Base Year for taxes shall be the taxes in the year of 2011.
- 6.) The Government's adjustment of vacant space shall be a reduction of \$1.44RSF.
- 7.) All other terms and conditions of the lease shall remain in full force and effect.

Gov't Initials:

Lessor Initials:

Handwritten initials for the Government and Lessor. The Government's initials are 'AS' and the Lessor's initials are 'JJB'. Both are written in black ink over horizontal lines.