

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-07B-16806	DATE 6/17/11	PAGE 1 of 2
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ADDRESS OF PREMISES
Resource Bank Building, 5100 Village Walk, Covington, LA 70403-4012

THIS AGREEMENT, made and entered into this date by and between PHOENIX COVINGTON ASSOCIATES, LLC

whose address is 3301 Veterans Memorial Blvd. Suite 209
Covington, Louisiana 70002-7657

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 order tenant improvements, which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution of both parties as follows:

- I. The total cost for tenant improvements is \$86,936.46, which exceeds the allowance provided for in the lease, which is \$59,654.07. The Government hereby orders the balance of \$27,282.39.
- II. Upon completion, inspection, and acceptance of the space by the Government, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$27,282.39, upon receipt of an original invoice.

The original invoice shall be submitted to the Greater Southwest Finance Center electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoice electronically, may mail the original invoice to the following address:

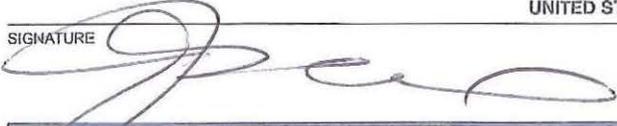
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER Jeffrey J Feil
ADDRESS	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Jennifer J Dertman
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Jeffrey Navarro
	OFFICIAL TITLE OF SIGNER Contract Officer

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Jeffrey Navarro
300 East 8th Street, STE G150
Austin, TX 78701

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0020356
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If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A (3 pages).
- IV. This fully executed SLA #1 serves as the Notice to Proceed to the lessor in accordance with the terms in the lease and subject to the terms stipulated in this SLA #1, and the conditional notice to proceed issued via letter on April 21, 2011. Lessor shall have 45 days to complete tenant improvements upon receipt of this notice to proceed (SLA #1).
- V. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR
GOVT