

THIRD AMENDMENT TO LEASE

THIS IS AN AGREEMENT dated March 6, 2017 between MARY LAVALLE of 1770 North Causeway Blvd, Apt. 325, Mandeville, LA 70471 (herein called "Lessor", whether one or more), and INFINITY FUELS, LLC, a Louisiana Limited Liability Company with offices at 1010 Common Street, Suite 2500, New Orleans, LA 70112 (herein called "Infinity").

AMENDING the lease between Lessor's predecessors and Infinity's predecessors dated March 25, 1969, and covering the premises locate at 2035 Gentilly Blvd. in New Orleans, LA in Orleans Parish, as supplemented, amended and/or extended ("Lease").

Lessor and Infinity covenant and agree as follows:

1. Infinity shall have the option to extend the Lease for two (2) additional periods of five (5) years each beginning with the first extension period commencing February 1, 2020 and ending January 31, 2025. The second extension period shall commence February 1, 2025 and end January 31, 2030. During both extension periods, the same covenants and conditions as provided in the lease and on terms as herein provided shall control.
2. Both parties agree that the rent for the additional option periods shall be as follows:
  - (a) For the period February 1, 2020 to January 31, 2025 rent shall be Seven Thousand Eight Hundred Thirty Eight Dollars (\$7,838.00) per month;
  - (b) For the period February 1, 2025 to January 31, 2030 rent shall be Eight Thousand Six Hundred Twenty Two Dollars (\$8,622.00) per month;
3. The Lease, as heretofore and hereby supplemented and amended is ratified and continued. Except as amended or modified in this Amendment, the Lease remains in full force and effect.
4. This Agreement shall bind and benefit Lessor's heirs, successors and assigns, and Infinity's successors and assigns.

EXECUTED as of the date first herein specified.

WITNESS TO LESSOR'S EXECUTION:

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LESSOR: MARY LAVALLE

By:   
Mary LaValle, Owner

WITNESS TO INFINITY'S EXECUTION:

  
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LESSEE: INFINITY FUELS, LLC

By:   
Troy Henry, President