

Second Amendment to Condominium Declaration

Beau Chêne Office Park II, a Condominium

Before me the undersigned Notary Public, duly qualified in and for the parish of St. Tammany, personally came and appeared:

East Gate Commercial, LLC, a Louisiana limited liability company, authorized to do and doing business in the state of Louisiana, represented herein by duly authorized representative, Mark E. Inman, with its registered office in St. Tammany Parish, Louisiana, whose Articles of Organization were recorded with the Secretary of State on September 24, 2003, having a principal address of 105 Beau Chêne Blvd., Mandeville, LA 70471 and a taxpayer identification number of 20-0246518;

Who declared as follows:

Recitals

1. East Gate Commercial, LLC, as declarant, executed a Condominium Declaration for Beau Chêne Office Park II Owners Association, Inc., a Condominium, on July 11, 2014. The Declaration was filed with the Clerk of Court for St. Tammany Parish on July 15, 2014, Instrument #1948167 and The First Amendment was filed with the Clerk of Court for St. Tammany Parish on February 23, 2016.
2. The Declarant reserved the right in Paragraph 16.08 of the Declaration to amend the Declaration without the consent of any other Unit Owner or Mortgagee, provided that the amendment neither materially alters or changes any Unit Owner's right of use and enjoyment of its Unit or the Common Elements, nor any amendment materially alters or changes any Mortgagee's security interest, to make such changes only with the consent of the majority of the Unit Owners or Mortgagees so affected.
3. The Declarant wishes to amend the Declaration to add the elevations and floor plan attached hereto as Exhibit E.
4. The Declarant wishes to amend the Declaration to replace the Ownership Interests therein with the Ownership Interests attached hereto as Exhibit F.
5. Further, the Declarant wishes to amend certain paragraphs of the Declarations as expressed below.

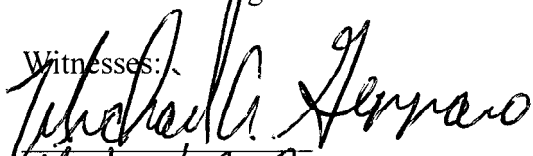
St. Tammany Parish 21
Instrument #: 2068597
Registry #: 2505628 smh
6/30/2017 9:14:00 AM
NB CB X NI UCC

Agreement

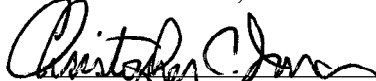
1. The Declaration is amended to replace the title "Beau Chene Office Park II Owners Association, A Condomium" with the title "Beau Chene Office Park II, A Condomium" wherever it is shown on the Condominium Declaration.
2. Exhibit E is amended to add the elevations and floor plans attached hereto as Exhibit E.
3. Exhibit F of the Declaration is amended to replace the Ownership Interests attached thereto as Exhibit F with the Ownership Interests attached hereto as Exhibit F.
4. Paragraph 16.7 states: "... (but not beyond five (5) years from the recordation date of this Declaration)." This section was amended with the following language: "... (but not beyond June 30, 2021)" which shall be replaced by the following language: "... (but not beyond June 30, 2026).
5. All capitalized terms used but not defined herein shall have the meaning ascribed to them in the Declaration.
6. All other provisions of the Declarations shall remain in full force and effect except as modified herein.


This Done, Read, and Signed in the Parish of St. Tammany, Louisiana on the 22nd day of February in the year 2016 in the presence of the undersigned competent witnesses and Notary after a due reading of the whole.

Witnesses:


 Michael A. Gemaro

East Gate Commercial, LLC


 By: Christopher C. Inman, Member


 Mark K. Sacco



Notary Public
 MARTHA L. JUMONVILLE
 LA. BAR ROLL #7592

Exhibit F Ownership Interests

The title and interest of each Unit Owner in and to the Common Elements, his proportionate share in the Surplus and his proportionate share in the responsibility for payment of the Common Expenses is based upon each Unit Owner's "Ownership Interest" as defined in the Declaration and is expressed herein as a percentage, as defined below. Notwithstanding the following percentage Ownership Interests, each Unit Owner shall be entitled to the number of votes for each Unit in matters decided by the Association or Unit Owners as scheduled in the following table:

Building Number	Square Footage	Ownership Interest	Allocated Number of Votes
A	4,500	17.26%	173
B	5,600	21.48%	215
C	4,000	15.34%	154
D	4,000	15.34%	154
E Suite 1	1,250	4.80%	48
E Suite 2	1,703	6.53%	65
E Suite 3	1,019	3.91%	39
F	4,000	15.34%	154
Totals	26,071	100%	1,002

Multiple Owners of a Unit shall collectively be entitled to the number of votes scheduled in the above table to be cast as provided in the By-Laws.

The percentage (based upon a total of 100%) Ownership Interest allocated to each Unit, and its corresponding proportionate share and responsibility in and to the Common Elements and Common Expenses is declared to be as scheduled on the above table.