GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT **No. 1**	DATE 9/20/10
	TO LEASE NO. **GS-09B-02084**	

ADDRESS OF PREMISES: Yuma Commerce Center
7102 E. 30th Street
Yuma, AZ 85365-6547

THIS AGREEMENT, made and entered into this date by and between **Ingold Family Investments, LLC, a California Limited Liability Company**
whose address is: 202 South 1st Avenue,Suite 301C
Yuma, AZ 25364-2365

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

WHEREAS, the parties hereto desire to amend the above Lease to issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

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

Paragraphs 28, 29, and 30 are hereby added:

28. NOTICE TO PROCEED
Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed $832,602.75, inclusive of all management and architectural fees.

29. The total cost for Tenant Improvements in the amount of $832,602.75 exceeds the tenant improvement allowance of $259,287.80, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of $564,314.95. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 3.16F of the Solicitation for Offers, incorporated and made a part of the Lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $564,314.95 pursuant to Paragraph 30, herein. The Lessor hereby waives restoration as a result of all improvements.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR **Ingold Family Investments, LLC, a California Limited Liability Company**

BY _____ (Signature) Manager (Title)

IN PRESENCE OF
Jonathan Mathews (Signature) [redacted] (Address)

UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service

Alan C. Becker (Signature) CONTRACTING OFFICER (Official Title)