GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE 8/10/10
	TO LEASE NO GS-09B-02417	

ADDRESS OF PREMISES: 18444 North 25th Avenue, Phoenix, Arizona 85023-1268

THIS AGREEMENT, made and entered into this date by and between **WCR Phoenix One, LLC**, an Arizona Limited Liability Company.

whose address is: 1601 Dove Street, Suite 126, Newport Beach, CA 92660-1419

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 establish Beneficial Occupancy.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2010 , as follows:

Paragraphs 9 and 10 are deleted in their entirety and the following substituted therefore.

"9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 1, 2010 through May 31, 2025, subject to termination and renewal rights as may be hereinafter set forth."

"10. The Government shall pay the Lessor annual rent, in arrears in accordance with the table shown below:

Lease Term	Shell Rent (Annual Cost)	Amortized TI (Annual Cost)	Operating Expense Rent (Annual Cost)	Total Annual Rent ($/year)	Monthly Rent due in arrears	Annual Rental Rate ($/RSF/YR)
Year 1 6/1/10 – 5/31/11	$0.00	$78,160.09	$0.00	$78,160.09	$6,513.34	$ 4.70/RSF
Years 2 - 10 6/1/11 – 5/31/20	$288,543.29	$78,160.09	$65,494.62	$432,198.00	$36,016.50	$26.00/RSF
Years 11 – 15 6/1/20 – 5/31/25	$366,703.38	$0.00	$65,494.62	$432,198.00	$36,016.50	$26.00/RSF

Shell and operating rent for the first twelve (12) months shall be abated. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

WCR Phoenix One, LLC
1601 Dove Street
Suite 126
Newport Beach, CA 92660-1419"

All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR: WCR Phoenix One, LLC

BY _____ (Signature) _____ (Print Name and Official title)

IN PRESENCE OF:

_____ (Signature) _____ (Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY _____ (Signature) Contracting Officer (Official title)