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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 03 TO LEASE NO. GS-09B-02525 |
| ADDRESS OF PREMISES: 7431 East 30 th Street Yuma, AZ 85365-6530 | PDN Number: N/A |

THIS AMENDMENT is made and entered into between **Ingold Family Investments, LLC**

whose address is: 304 N Orange Avenue
Fallbrook, CA 92028-2153

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

WHEREAS, the parties hereto desire to amend the Lease to increase the Operating Cost base.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

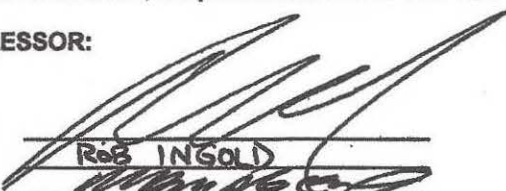
- Use of the GSA Form 276 Supplemental Lease Agreement has been discontinued. All references in the lease to GSA Form 276 or Supplemental Lease Agreement shall now hereby construed to mean Lease Amendment.

-Continued on Page 2-

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: Rob INGOLD
 Title: Managing Director
 Entity Name: INGOLD FAMILY INVESTMENTS, LLC
 Date: 5-28-2013

FOR THE GOVERNMENT:

Signature: 
 Name: Daniel J. McGrath
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 7/18/13

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: MAREN GREEN
 Title: ASSISTANT
 Date: 5-28-13

- Paragraphs 10 and 13 are hereby deleted in their entirety and the following new Paragraphs 10 and 13 are substituted therefore:

"10. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

| | Effective May 1, 2013 through September 5, 2016 | Effective September 6, 2016 through September 5, 2021 |
|-----------------------------|--|--|
| SHELL RENT | \$482,589.59 | \$438,045.00 |
| TENANT IMPROVEMENTS RENT | \$216,078.00 | \$0.00 |
| OPERATING COSTS | \$132,745.79* | \$132,745.79* |
| TOTAL ANNUAL RENT | \$831,413.38 | \$570,790.79 |

*non-inclusive operating cost escalations

Rent for a lesser period shall be prorated. Rent shall be payable to:

Ingold Family Investments, LLC
350 W. 16th Street, Suite 332
Yuma, AZ 85364-4646

"13. Operating Cost: Pursuant to Paragraph 4.3, "Operating Costs", the base rate for the purposes of operating cost escalation is established at \$5.598726 per rentable square foot per annum effective May 1, 2013. This newly adjusted base rate is non-inclusive operating cost escalations.

All other terms and conditions of the Lease shall remain in force and affect

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INITIALS:

LESSOR

GOVT