GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL AGREEMENT No. 01	DATE 8/5/2011
ADDRESS OF PREMISES: 16921 Parthenia Street Northridge, California 91343	TO LEASE NO. GS-09B-02102	

THIS AGREEMENT, made and entered into this date by and between: Woodland Group LLC

whose address is: 631 South Olive Street, Suite 555
Los Angeles CA, 90014

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 03, 2011, as follows:

To re-establish the ANSI/BOMA and rentable square feet of office space, to re-establish the on-site reserved parking spaces, to increase the annual rent, and to re-establish the Percentage of Occupancy.

Paragraphs 1, 10, and 12 are deleted in their entirety and substituted therefore.

1. The Lessor hereby leases to the Government the following described premises:

   Block A: 7,299 rentable square feet (r.s.f.), yielding approximately 6,402 ANSI/BOMA Office Area square feet and related space on the 1st Floor located at 16921 Parthenia Street, Northridge, California 91343, together with 18 onsite reserved parking spaces.

   Block B: 1,847 rentable square feet (r.s.f.), yielding approximately 1,621 ANSI/BOMA Office Area square feet and related space on the 1st Floor located at 16921 Parthenia Street, Northridge, California 91343, together with 6 onsite reserved parking spaces.

   A total of 9,146 rentable square feet (r.s.f.), yielding approximately 8,023 ANSI/BOMA Office Area square feet and related space on the 1st Floor located at 16921 Parthenia Street, Northridge, California 91343, together with 24 onsite reserved parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

CONTINUED ON ATTACHED PAGE.

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

LESSOR: Woodland Group LLC

BY _____ (Signature)

AUTHORIZED SIGNATORY/PARTNER (Title)

IN THE PRESENCE OF (witnessed by:)

_____ (Signature)

[redacted]

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

BY _____ (Signature)

Contracting Officer
GSA, PBS, RED

SHEET NO. 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 01 AND MADE A PART OF LEASE NO. GS-09B-02102

10. The Government shall pay the Lessor the annual rent as follows:

Block A: For years 1 through 5, annual rent of $261,085.23 at the rate of $21,757.10 per month in arrears.
For years 6 through 10, annual rent of $191,087.82 at the rate of $15,923.99 per month in arrears.

Block B: For years 1 through 2, annual rent of $97,355.37 at the rate of $8,112.95 per month in arrears.
For years 3 through 5, annual rent of $103,302.71 at the rate of $8,608.56 per month in arrears.
For years 6 through 10, annual rent of $125,596.00 at the rate of $10,466.33 per month in arrears.

The annual rent will be adjusted upon completion of tenant improvements and acceptance by the government.

Total annual rent:

For years 1 through 2, annual rent of $358,440.60 at the rate of $29,870.05 per month in arrears.
For years 3 through 5, annual rent of $364,387.94 at the rate of $30,365.66 per month in arrears.
For years 6 through 10, annual rent of $316,683.82 at the rate of $26,390.32 per month in arrears.

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

Woodland Group LLC
631 South Olive Street, Suite 555
Los Angeles CA, 90014

12. **PERCENTAGE OF OCCUPANCY**: The percentage of Government Occupancy is established as 9,146/ 26,288 rentable square feet (34.79%).

LESSOR INITIAL: _____
GOV'T INITIAL: _____