GSA

GSA Public Buildings Service

Supplemental Lease Agreement

Number 001

Lease Number: GS-09B-02177 **Date:** April 13, 2010

ADDRESS OF PREMISES 1395 Ridgewood Dr., Chico, CA, 95973

THIS AGREEMENT, made and entered into this date by and between: **Cal Northern Educational Development Corp.**

whose address is: CAL NORTHERN SCHOOL OF LAW
1395 Ridgewood Drive, Suite **100**
Chico, CA 95973

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

WHEREAS, the parties hereto desire to amend the lease to establish occupancy as of April 19th, 2010.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution of the Government.

Paragraph No. 9 and 17 of the SF2 are hereby deleted in their entirety and replaced with the following:

"9. **TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning on April 19th, **2010** through April 18th, **2025,** subject to termination rights as maybe hereinafter set forth. This Lease shall succeed Lease No. GS-09B-98074 upon the beneficial occupancy date of April 19th, **2010.** Rent shall commence without the amortized Tenant Improvement as referenced in Paragraph 3. Upon completion ***of*** the Tenant Improvements, a subsequent Supplemental Lease Agreement shall be drafted to memorialize the actual Tenant Improvement amount amortized into the rent.

"17. **Occupancy Reports:**

A. **Building Systems:** In accordance with Paragraph 4.6 "Building Systems," of the Solicitation For Offers No. 7CA2828, the Lessor shall furnish at no cost to the Government the required building system reports within thirty (30) days of completion **of** the Tenant Improvements.

B. **Acoustical Requirements:** In accordance with Paragraph 5.21 "Acoustical Requirements" of the Solicitation For Offers No. 7CA2828, the Lessor shall furnish at no cost to the Government the required acoustical reports within thirty (30) days **of** completion of the Tenant Improvements.

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

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

Lessor, Cal Northern School of Law

By 3-30-10 President
(Signature) (Title)

In Presence of 1408 Live Oak Blvd, Suite A
Yuba City, CA 95991
(Signature) (Address)

United States Of America, General Services Administration, Public Buildings Service.

(Signature) **Peter Shtevn**
Contractina Officer