Supplemental Lease Agreement
Number 002

Lease Number:	GS-09B-02177	Date:	December 1, 2010

ADDRESS OF PREMISES CAL NORTHERN SCHOOL OF LAW
1395 RIDGEWOOD DRIVE, SUITE 100
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 above Lease to memorialize final Tenant Improvement (TI) costs which was completed October 19th, 2010.

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

Paragraph 3 is hereby deleted in its entirety and the following substituted therefore.

"3. The Government shall pay the Lessor annual rent of:

From April 19th, 2010 to October 18th, 2010 an annual rate of $90,634.82 (20.99/RSF) at the rate of $7,552.90 per month in arrears. [The rent shall consist of Shell Rental Rate of $15.00/RSF and the Operating Costs (the base year operating cost is $5.99/RSF)].

From October 19th, 2010 to April 18th, 2017 an annual rate of $117,396.62 (27.19/RSF) at the rate of $9,783.05 per month in arrears. [The rent shall consist of Shell Rental Rate of $15.00/RSF, the Operating Costs (the base year operating cost is $5.99/RSF), and the amortized Tenant Improvements at a rate of $6.20/RSF (the TI costs of $141,568.18 amortized at a rate of 6.5% for seventy-eight (78) months)].

From April 19th, 2017 to April 18th, 2025 an annual rate of $105,661.46 (24.47/RSF) at the rate of $8,805.12 per month in arrears. [The rent shall consist of Shell Rental Rate of $18.48/RSF and the Operating Costs (the base year operating cost is $5.99/RSF)].

Continued on Attachment Sheet Number 1. Attached hereto and made a part hereof

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

Lessor, Cal Northern Educational Development Corp.

By 11-4-10 President
(Signature) **(Title)**

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

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

(Signature)

Peter Shteyn
Contracting Officer

SHEET NUMBER 1 Attached to Supplemental Lease Agreement Number 002 and made a part of US Government Lease GS-09B-02177

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

CAL NORTHERN SCHOOL OF LAW
1395 RIDGEWOOD DRIVE, SUITE 100
CHICO, CA 95973"

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