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GSA Public Buildings Service

**Supplemental Lease Agreement**  
Number 001Lease Number: GS-09B-02179 Date: December 22, 2009ADDRESS OF PREMISES 1600 Los Gatos Drive  
San Rafael, CA, 94903-1806

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

whose address is: ATTN: REAL ESTATE ASSET MANAGEMENT TEAM - MARIN COMMONS  
WILDE BUILDING, A4CRI  
900 COTTAGE GROVE ROAD  
HARTFORD, CT 06152

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 expand the "Premises".

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to expand onto the second (2) floor, effective upon execution, as follows:

Paragraphs 1, 3, 10, and exhibit A of paragraph 7.h. are hereby deleted in their entirety and the following substituted therefore.

"1. The Lessor hereby leases to the Government the following described premises:  
13,275 rentable square feet (r.s.f.), yielding approximately 11,250 ANSI/BOMA Office Area square feet and related space located on the Second Floor as shown on attached Exhibit A at the Marin Commons location whose address is 1600 Los Gatos Drive, San Rafael, CA, 94903-1806 together with ten (10) reserved off-street outside parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

"3. The Government shall pay the Lessor annual rent of \$299,085.75 (22.53/RSF) at the rate of \$24,923.81 per month in arrears for years 1-5, \$379,266.75 (28.57/RSF) at the rate of \$31,605.56 per month in arrears for years 6-10, and \$573,612.75 (43.21/RSF) at the rate of \$47,801.06 per month in arrears for years 11-15. [The rent shall consist of Shell Rental Rate (\$16.16/RSF for years 1-5, \$22.20/RSF for years 6-10, and \$36.84/RSF for years 10-15) and the Operating Costs (the base year operating cost is \$6.37/RSF)]. The actual Tenant Improvement amount to be amortized into the rent will be memorialized in a subsequent Supplemental Lease Agreement. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

CORAC, LLC  
c/o Cushman & Wakefield  
1600 Los Gatos, Suite 320  
San Rafael, CA 94903  
Attn: Joe Vega"

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, CORAC, LLC

By See attached  
(Signature)See attached  
(Title)

In Presence of

KJR Tany  
(Signature)

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

P Shteyn  
(Signature)Peter Shteyn  
Contracting Officer