

Supplemental Lease Agreement
Number 2

Lease Number: GS-09B-02195 Date: 9/22/2011

364 Knollcrest Drive, Redding, CA 96002-0104

THIS AGREEMENT, made and entered into this date by and between **TRINET WEST, LLC and TRITON ADVENTURE, LLC**

whose address is: 1255 West Shaw Avenue, Suite 101, Fresno, CA 93711-3716

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 issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of a portion of the tenant improvement costs which exceed the tenant improvement allowance.

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

Paragraphs 27, 28, and 29 are hereby added:

"27. NOTICE TO PROCEED


Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$298,430.00, inclusive of all management and architectural fees."

"28. The total cost for Tenant Improvements in the amount of \$371,866.00 exceeds the tenant improvement allowance of \$181,794.12 and will be paid by amortizing \$181,794.12 in the rent in accordance with Paragraph 10, and paying \$190,071.88 in a lump sum amount. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.11 of the Solicitation for Offers (SFO), incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$190,071.88 pursuant to Paragraph 29 herein. The Lessor hereby waives restoration as a result of all tenant improvements."

-Continued on Sheet 1-

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

Lessor, **TRINET WEST, LLC and TRITON ADVENTURE, LLC**

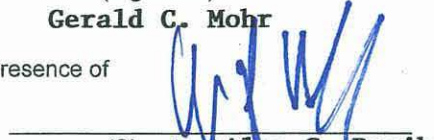
By 
(Signature)

Gerald C. Mohr

Manager Member

(Title)

In Presence of


(Signature) **Alan G. Rurik**

1255 W. Shaw, Suite 101, Fresno, CA 93711

(Address)

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


(Signature)

CONTRACTING OFFICER

(Official Title)