

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01 TO LEASE NO. GS-09B-02238 DATE Mar. 8, 2010 PAGE 1 of 2

ADDRESS OF PREMISES
606 South Olive Street, Los Angeles, CA 90014-1654

THIS AGREEMENT, made and entered into this date by and between 606 OLIVE LLC, A LIMITED LIABILITY COMPANY

whose address is 606 South Olive Street, Suite 1010
LOS ANGELES, CA 90014-0019

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 order tenant improvements which exceed the tenant improvement allowance.

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

This supplement is to modify the amount of the tenant improvement cost amortized into the rental rate, the lump sum amount payable to the Lessor and to change the annual rent. Paragraphs I. and II. are added. Paragraphs 3 is deleted in its entirety and the following substituted therefor:

"3. The Government shall pay the Lessor annual rent of \$2,249,206.35 at the rate of \$187,433.86 per month in arrears. Rent for a lesser period shall be prorated. Rent check shall be made payable to: 606 Olive LLC

606 South Olive Street, Suite 1010
Los Angeles, CA 90014-0019

- I. Per the lease awarded 06/12/2009 and the GSA Form 1364 dated 02/11/2009, established the amortized Tenant Improvements cost in the amount of \$511,458.00. This Supplement establish the total cost for tenant improvements \$915,583.55 with the amended amortized cost in the amount of \$682,336.09, amortized over a 72 month term at an 8% interest rate. The Government hereby orders the balance of \$233,247.46.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$233,247.46, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: 606 OLIVE LLC, a Limited Liability Company

SIGNATURE  NAME OF SIGNER Robert Hunsley

ADDRESS 606 S Olive St, Suite 1010, Los Angeles, CA 90014

IN PRESENCE OF

SIGNATURE  NAME OF SIGNER Laura Espinoza

ADDRESS [Redacted Address]

UNITED STATES OF AMERICA

SIGNATURE  NAME OF SIGNER Vanciel James
OFFICIAL TITLE OF SIGNER Lease Contracting Officer

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GSA FORM 276 (REV. 8/2006)

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Vonciel James, GSA CONTRACTING OFFICER
General Services Administration
300 North Los Angeles Street, Suite 4100
Los Angeles, CA 90012


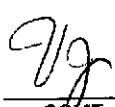
A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # *PS0016877*

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:  & 
LESSOR GOVT