

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

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AGREEMENT

DATE

*April 12, 2011*

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TO LEASE NO. GS-09B-02276

ADDRESS OF PREMISES      1938 Saturn Street  
Monterey Park, CA 91754-7417

THIS AGREEMENT, made and entered into this date by and between  
**GLOBAL PACIFIC DEVELOPMENT, LLC**

whose address is      20888 Amar Road, Suite 203  
Walnut, CA 91789

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as follows: (1) Change the address of the premises (2) Provide full Tenant Improvement (TI) Allowance in annual rent (3) **Provide a "Notice to Proceed" (NTP) to Lessor for construction of tenant improvements.** (4) The costs for the tenant improvements (TIs), and lump sum items are broken down as described below in Paragraph 27. Paragraph 1 and 10 are deleted in their entirety and replaced with the following and Paragraphs **26 and 27** are added.

1. The Lessor hereby leases to the Government the following described premises:

40,165 rentable square feet (r.s.f.), yielding approximately 40,165 ANSI/BOMA Office Area square feet and related space located at the Saturn Corporate Center, 1938 Saturn Street, Monterey Park, CA, 91754-7417, together with 124 onsite, secure (private, restricted access) parking spaces, as depicted on the attached Site Plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

10. The Government shall pay the Lessor annual rent as follows:

- For months 1 through 120, annual rent of \$1,837,841.94 at the rate of \$153,153.50 per month in arrears

	Rentable Sq. Foot Rate	Annual Rent	Monthly Rent
Shell Rent	\$29.50	\$1,184,867.50	\$98,738.96
Operating Cost	\$8.64	\$347,025.60	\$28,918.80
Amortization of TI	\$7.661734	\$307,733.541774	\$25,644.461815
Full Service Rent	\$45.801734	\$1,839,626.64177	\$153,302.220148

- For months 121 through 180, annual rent of \$1,469,235.70 at the rate of \$122,436.31 per month in arrears:

	Rentable Sq. Foot Rate	Annual Rent	Monthly Rent
Shell Rent	\$27.94	\$1,122,210.10	\$93,517.51
Operating Cost	\$8.64	\$347,025.60	\$28,918.80
Amortization of TI	\$00.00	\$00.00	\$00.00
Full Service Rent	\$36.58	\$1,469,235.70	\$122,436.31

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

Global Pacific Development, LLC  
20888 Amar Road, Suite 203  
Walnut, CA 91789

26. In accordance with the above referenced contract, the Government is required to provide a Notice to Proceed (NTP) in order for the Lessor to commence construction of the Tenant Improvements (TIs). **This SLA No. 1 shall serve as that NTP.**

27. Pursuant to the U.S. GOVERNMENT LEASE FOR REAL PROPERTY, SF-2 and this SLA No. 1 for the above referenced contract, the breakdown of TIs (by way of allowance & lump sum payment) and obligated at this time are as follows:

1) TI Allowance - \$2,208,664.00

2) Excess TIs, Lump Sum Payment – \$1,374,579.00

The Government will provide a lump sum payment of \$1,374,579.00 to Lessor upon satisfactory completion and acceptance of the space for buildout. **The actual lump payment terms and conditions for the reimbursable lump-sum items will be memorialized in a subsequent SLA.**

The above referenced costs are subject to adjustment based on the final, actual scope of work for the buildout. Any additional items added to the current scope of work must be incorporated by way of a subsequent SLA and/or formally approved by the Contracting Officer via written correspondence."

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

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

LESSOR


BY 

(Signature)

*Manager*

(Title)

IN THE PRESENCE OF (witnessed by:)

  
(Signature)

UNITED STATES OF AMERICA

BY 

Contracting Officer  
General Services Administration

(Address)