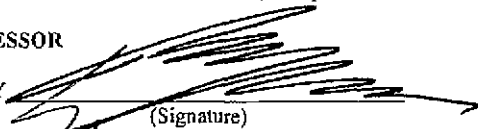
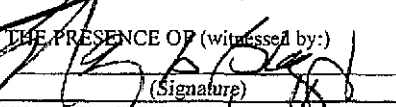
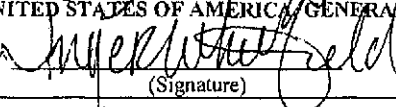


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-09B-02355	DATE DEC 21 2009			
ADDRESS OF PREMISES: 550 West "C" Street, Suite 900 San Diego, CA 92101						
THIS AGREEMENT, made and entered into this date by and between 550 Corporate Center Investment Group, Inc. , whose address is: 601 108th Avenue NE, Suite 1900 Bellevue, WA 98804						
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, modify the rental payment due, lessor's tenant improvement concession and broker commission payment.						
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:						
Paragraphs 1, 3, 17 and 25 are deleted and the following substituted therefore:						
"1. The Lessor hereby leases to the Government the following described premises: 11,373 rentable square feet (r.s.f.), yielding 9,716 ANSI/BOMA Office Area square feet and related space located on the 9th floor at the 550 Corporate Center Building, 550 West "C" Street, San Diego, California, 92101, together with eleven (11) structured, unreserved, access controlled parking spaces, as depicted on the attached First generation blue-line plan (Exhibit A) ("the "Premises") to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."						
"3. The Government shall pay the Lessor annual rent as follows:						
Months	Shell Rate (r.s.f. per year)	Annual Base Year Service Cost (r.s.f. per year)	Annual Amortized T.I.'s (r.s.f. per year)	Annual Total Rent (r.s.f. per year)	Total Monthly Rent	Total Annual Rent
1 - 5	\$ 0.000000	\$0.000000	\$0.000000	\$ 0.000000	\$ 0.00	\$ 0.00
6 - 48	\$28.623224	\$9.639957	\$3.102706	\$41.365882	\$39,204.52	\$470,454.24
49 - 96	\$29.973159	\$9.639957	\$3.102706	\$42.715822	\$40,483.92	\$485,807.04
97 - 120	\$35.629988	\$9.639957	\$0.000000	\$45.269945	\$42,904.59	\$514,855.08
"						
Continued on Page 2 of 2						
All other terms and conditions of the lease shall remain in full force and effect.						
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.						
LESSOR		PAUL C. CHAPMAN				
BY  (Signature)		EXECUTIVE VICE PRESIDENT				
IN THE PRESENCE OF (witnessed by):		550 West C St # 650 SD CA 92101				
 (Signature)		(Address)				
UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, Public Buildings Service.						
BY  (Signature)		Contracting Officer, GSA				

GS-09B-02169 Supplemental Lease Agreement No. 11, Page 2 of 2

Paragraph 3, continued from Page 1 of 2, "The Government shall pay rent monthly, in arrears. Rent for a lesser period will be prorated. Rent shall be abated for the first five (5) months of the Lease. The cost for the 11 parking spaces referenced in Paragraph 1 of this SF-2 are included in the Shell Rent.

Rent checks shall be payable to:

550 Corporate Center Investment Group, Inc.
550 West C Street, Suite 690
San Diego, CA 92101"

"17. **Tenant Improvement Allowance:** The maximum Tenant Improvement Allowance has been established by Paragraph 1.9, "Tenant Improvements Included In Offer." The Tenant Improvement Allowance shall be amortized over the 8 year firm term of the lease agreement at an interest rate (amortization rate) of 8.0% per year. Lessor has agreed to provide a Tenant Improvement Concession equal to \$20.00 per rentable square foot, or \$227,460.00 based upon 11,373 rentable square feet. This Concession is at Lessor's sole cost and shall be deducted from the total cost of the Tenant Improvements."

"25. Commission and Commission Credit:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph 1.12 of SFO # 1CA0589, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Sixth Month's Rental Payment \$39,204.52 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's Rent.

Seventh Month's Rental Payment \$39,204.52 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Seventh Month's Rent.

Eighth Month's Rental Payment \$39,204.52 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Eighth Month's Rent."

Remainder of Page 2 of 2 left blank intentionally.

Initials:  (Lessor)  (Gov't)