

### SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02357	DATE 2-29-2012	PAGE 1 of 2
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ADDRESS OF PREMISES: Norwalk Government Center, 12440 East Imperial Highway, Suite 250, Norwalk, California 90650-3180

**THIS AGREEMENT**, made and entered into this date by and between **Sonnenblick Del Rio Norwalk, LLC**

whose address is 12440 E. Imperial Hwy., Suite 101  
Norwalk, CA 90650

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 adjust the Tenant Improvement (TI) construction schedule to commence upon receipt of accurate CAD drawings for the usable space.

**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:

In Section 5.11, Construction Schedules and Acceptance of Tenant Improvements (MAR 2007), Paragraphs A and B are deleted in their entirety and replaced by the following:

- A. ***The construction schedule shall commence upon the date of delivery of an accurate CAD background by the Lessor to the Agency, unless otherwise expressly agreed by the Lessor and Government as stated in the lease. The date of delivery is March 31, 2011.*** The schedule shall be divided into seven tasks for each phase. These are: 1) the generation of the design intent drawings; 2) the Government's approval of the design intent drawings; 3) the Lessor's generation of the Government's construction documents; 4) the Government's review of the construction documents; 5) the TI submittal, review and Notice to Proceed (NTP) process; 6) the Lessor's construction of the subject leased area; and 7) the Government's acceptance of the Lessor's construction. Each of these tasks is detailed below. References to "approval" shall mean such approval granted by the GSA Contracting Officer. During the construction schedule, the Government may request regularly scheduled progress meetings and request that the Lessor keep meeting minutes of discussion topics and attendance. During design and construction, the Lessor may discover instances where the Government's directives conflict. In such cases, the Lessor shall immediately notify the GSA Contracting Officer so that the Government may issue a determination as to how to proceed beyond the building shell.
- B. **DESIGN INTENT DRAWINGS:**  
The Government shall prepare and provide to the Lessor the Government's approved design Intent drawings based upon the base building drawings provided by the Lessor as required in the "BUILDING AND SITE INFORMATION SUBMITTALS" paragraph of this SFO. These design intent drawings will detail the Tenant Improvements to be made by the Lessor within the Government-demised area. Design Intent drawings, for the purposes of this lease, are defined as fully-dimensioned drawings of the leased space which include enough information to prepare construction drawings and shall consist of: 1) furniture locations, telephone and data outlet types and locations; 2) specifications necessary for calculation of electrical and HVAC loads; and 3) all finish/color/signage selections. Design intent drawings shall be due to the Lessor within one hundred-twenty (120) working days from the ***the date of delivery of an accurate CAD background by the Lessor to the Agency.***

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

INITIALS: RES LESSOR

[Signature] GOVT

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

<b>LESSOR</b>	
SIGNATURE <i>Robert Sonnenblick</i>	NAME OF SIGNER <b>SONNENBLICK</b>
ADDRESS	
<b>IN PRESENCE OF</b>	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER <b>T. Tuttle</b>
ADDRESS <b>12440 W. Imperial Hwy., Norwalk CA 90650</b>	
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE <i>James Vack</i>	NAME OF SIGNER <b>JAMES VACK</b>
	OFFICIAL TITLE OF SIGNER <b>LEASE CONTRACTING OFFICER</b>
<small>AUTHORIZED FOR LOCAL REPRODUCTION Previous edition is not usable</small> <div style="float: right;"><b>GSA FORM 276 (REV. 8/2006)</b></div>	
INITIALS: <i>RES</i> LESSOR <i>JV</i> GOV'T <div style="text-align: right;"><b>GSA FORM 276 (REV. 8/2006) BACK</b></div>	

INITIALS: *RES* LESSOR      \_\_\_\_\_ GOV'T