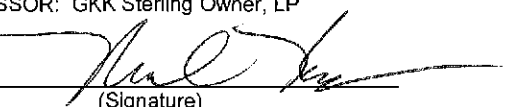

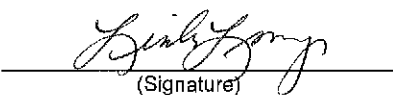


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT No. 02	DATE 5/11/2011
ADDRESS OF PREMISES: 3110 E. Guasti Rd. Ontario, CA 91761	TO LEASE NO. GS-09B-02370	
<p>THIS AGREEMENT, made and entered into this date by and between: GKK Sterling Owner, LP</p> <p style="padding-left: 40px;">whose address is: 420 Lexington Avenue New York, NY 10170-0002</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 1, 2011 as follows:</p> <p>Supplemental Lease Agreement (SLA) No. 2 is issued to establish Beneficial Occupancy of the Government leased space and to adjust the annual rent.</p> <p>Paragraphs 9, 10, and 24 are deleted in their entirety and the following substituted therefore.</p> <p>9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on February 1, 2011 through January 29, 2021, subject to termination rights as may be hereinafter set forth.</p> <p>10. The Government shall pay the Lessor annual rent as follows:</p> <p style="padding-left: 40px;">Years 1-2: Annual rent of \$210,306.50 at the rate of \$17,525.54 per month in arrears.  Years 3-5: Annual rent of \$224,130.56 at the rate of \$18,677.55 per month in arrears.  Years 6-7: Annual rent of \$262,657.01 at the rate of \$21,888.08 per month in arrears.  Years 8-10: Annual rent of \$276,481.06 at the rate of \$23,040.09 per month in arrears.</p> <p style="padding-left: 40px;">Rent for a lesser period shall be prorated. Rent checks shall be payable to:</p> <p style="text-align: center;">GKK Sterling Owner, LP  420 Lexington Ave.  New York, NY 10170</p> <p>CONTINUED ON ATTACHED SHEET.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR: GKK Sterling Owner, LP</p> <p>BY <u></u> (Signature)      Owner: _____ (Title)</p> <p style="text-align: right;"><b>Michael Kavourlas</b>  <b>Chief Legal Officer</b>  <b>Executive Vice President</b></p> <p>IN THE PRESENCE OF (witnessed by:) <u></u> (Signature)      _____ (Address)</p>		
<p>UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service.</p> <p>BY <u></u> (Signature)      Contracting Officer  GSA, PBS, RED</p>		