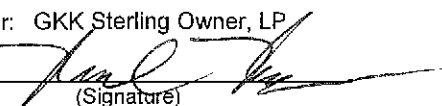
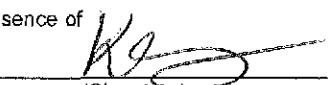
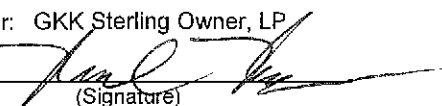
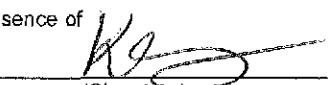
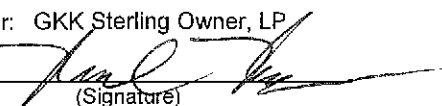
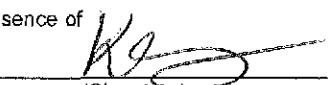
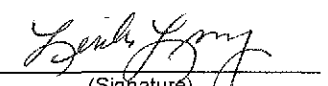
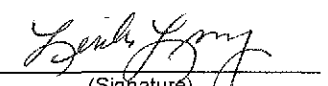
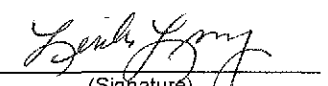




Supplemental Lease Agreement Number One (1)							
Lease Number:	GS-09B-02370	Date:	5/11/2011				
3110 E. Guasti Rd., Suite 450, Ontario, CA							
<p>THIS AGREEMENT, made and entered into this date by and between GKK Sterling Owner, LP</p> <p>whose address is: 420 Lexington Avenue New York, NY 10170-0002</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 to issue a Notice to Proceed and amend the square footage.</p> <p>THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 22, 2010 as follows:</p>							
<p>Paragraphs 1, 10, and 11 are deleted their entirety and substituted therefore. Paragraphs 22, 23, and 24 are hereby added:</p> <p>1. The Lessor hereby leases to the Government the following described premises:</p> <p>11,520 rentable square feet (r.s.f.), yielding approximately 10,421 ANSI/BOMA Office Area square feet and related space located at Suite 450 of University Plaza, 3110 E. Guasti Rd., Ontario CA 91761, together with 8 reserved parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.</p> <p>10. The Government shall pay the Lessor annual rent as follows:</p> <p>Years 1-2: Annual rent of \$206,168.10 at the rate of \$17,180.68 per month in arrears. Years 3-5: Annual rent of \$219,992.16 at the rate of \$18,332.68 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>Rent for a lesser period shall be prorated. Rent shall be payable to:</p> <p style="text-align: right;">GKK Sterling Owner, LP 420 Lexington Ave. New York, NY 10170</p> <p>CONTINUED ON ATTACHED PAGE.</p> <p style="text-align: center;">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> <table style="width: 100%; border: none;"><tr><td style="width: 40%; vertical-align: top; padding: 5px;">By  (Signature)</td><td style="width: 60%; vertical-align: top; padding: 5px;">_____ (Title) Michael Kavourias Chief Legal Officer Executive Vice President</td></tr><tr><td style="vertical-align: top; padding: 5px;">In Presence of  (Signature)</td><td style="vertical-align: top; padding: 5px;">_____ (Address)</td></tr></table>				By  (Signature)	_____ (Title) Michael Kavourias Chief Legal Officer Executive Vice President	In Presence of  (Signature)	_____ (Address)
By  (Signature)	_____ (Title) Michael Kavourias Chief Legal Officer Executive Vice President						
In Presence of  (Signature)	_____ (Address)						
<p>United States Of America, General Services Administration, Public Buildings Service.</p> <table style="width: 100%; border: none;"><tr><td style="width: 40%; vertical-align: top; padding: 5px;"> (Signature)</td><td style="width: 60%; vertical-align: top; padding: 5px;">_____ CONTRACTING OFFICER (Official Title)</td></tr></table>				 (Signature)	_____ CONTRACTING OFFICER (Official Title)		
 (Signature)	_____ CONTRACTING OFFICER (Official Title)						

