

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02380	DATE 12/14/2010	PAGE 1 of 2
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ADDRESS OF PREMISES
2880 Sunrise Boulevard, Rancho Cordova, CA 95671

THIS AGREEMENT, made and entered into this date by and between: **HNJ FARMS**

whose address is: 1503 JASMINE COURT
DAVIS, CA 95616-6405

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 establish beneficial occupancy, reconcile the amount of amortized tenant improvements and establish a termination date.


NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, Paragraphs 2, 3 and 4 are deleted in their entirety and the following substituted therefore:

2. **To HAVE AND TO HOLD** the said Premises with their appurtenances for the term beginning on November 1, 2010 through October 31, 2020, subject to termination and renewal rights as may be hereinafter set forth.
3. Government shall pay the Lessor:
 - **Years 1 - 5:** \$278,979.38 per annum (\$21.65 per rentable square foot per annum) at the rate of \$23,248.28 per month in arrears
 - **Years 6 - 10:** \$262,854.00 per annum (\$20.40 per rentable square foot per annum) at the rate of \$21,904.50 per month in arrears

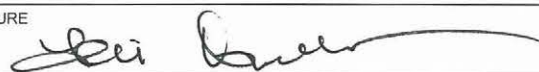
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE  for HNJ Farms	NAME OF SIGNER David H Nishikawa Sec/Prop Mgr
ADDRESS [REDACTED]	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Lioni N Anderson
ADDRESS [REDACTED]	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Regina Nickerson
OFFICIAL TITLE OF SIGNER	

And broken out as follows:

	Years 1 - 5		Years 6 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$75,763.80	\$5.88	\$176,524.50	\$13.70
T.I Rental Rate	\$116,886.08	\$9.07	\$0.00	\$0.00
Operating Cost	\$86,329.50	\$6.70	\$86,329.50	\$6.70
Full Service Rate	\$278,979.38	\$21.65	\$262,854.00	\$20.40

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

**HNJ Farms
P.O. Box 4039
Davis, CA 95617-4039**

4. The Government may terminate this lease in whole or in part effective any time after October 31, 2015 by giving at least 90 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. The Government shall not be required to pay the remaining balance of tenant improvements after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

