

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-09B-02390	DATE May 14, 2011	PAGE 1 of 5
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ADDRESS OF PREMISES  
5885 FLIGHTLINE CIRCLE, SACRAMENTO, CA 95837-1111

THIS AGREEMENT, made and entered into this date by and between  
SACRAMENTO INTERNATIONAL JET CENTER, INC.

whose address is

6133 FREEPORT BLVD.,  
SACRAMENTO CA 95822

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 issue a Notice to Proceed

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraphs 3, 23, 24 and 25 are hereby deleted and replaced with the following:

Paragraph 26 is hereby added:

"3. The Government shall pay the Lessor annual rent of \$ 215,617.26 (\$35.15 per rentable square foot per annum) at the rate of \$17,968.11 per month in arrears. The rent breakdown is as follows:

	Years 1 - 8	
	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$146,970.64	\$23.96
T I Rental Rate	\$42,638.46	\$6.95
Operating Cost	\$26,008.16	\$4.24
Full Service Rate	\$215,617.26	\$35.15

Rent checks shall be payable to:

SACRAMENTO INTERNATIONAL JET CENTER, INC.  
6133 FREEPORT BLVD., SACRAMENTO, CA 95822


Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. As of January 1, 1999, all rental payments MUST be made by Electronic Funds Deposit."

### 23. NOTICE TO PROCEED

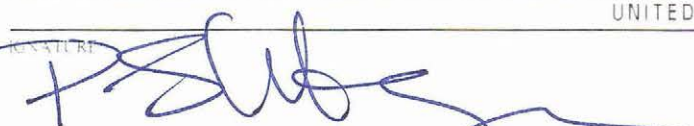
Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, at a total cost not to exceed \$202,866.48, inclusive of all management and architectural fees."

Continued on Sheet No. 1

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Scott L. Poole
ADDRESS 3/6/11	

IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER PETER STATEYN
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	

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GSA FORM 276 (REV. 8/2006)

INITIALS  
LESSOR  
GOV'T

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**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA)  
NO. 4 TO LEASE #GS-09B-02390**

"24. The total cost for Tenant Improvements in the amount of \$454,212.99 exceeds the tenant improvement allowance of \$251,265.40 (\$46.69 ABOASF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$202,866.48. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 3.2, "Tenant Improvements Included in Offer" of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$202,866.48 pursuant to Paragraph 25, herein. The Lessor hereby waives restoration as a result of all improvements."

"25. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed \$202,866.48 shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)  
PO BOX 17181  
Fort Worth, TX 76102

Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov)

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Division  
Attention: Regina Nickerson  
450 Golden Gate Avenue, 3<sup>rd</sup> Floor East  
San Francisco, CA 94102

The proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it."

**"26. CHANGE ORDER**

After the issuance of the Notice to Proceed per Supplemental Lease Agreement No. 2, the Government increased the scope of work. On April 7, 2011, the Lessor submitted a price proposal for \$24,229.48. This price was deemed fair and reasonable by the Government. After applying a credit of \$14,185.00, the total amount for Change Order No. 1 is \$10,044.48. The revised total cost for tenant improvements inclusive of all change orders is \$202,866.48."

INITIALS: PS  
GOVERNMENT & LESSOR

TSA OFFICE IMPROVEMENTS - SACRAMENTO JET CENTER			
STEVE'S INNOVATIVE CONSTRUCTION			
SHELL AND TENANT IMPROVEMENT COST DETAIL			
1/26/2011			
	APPLICABLE		VENDOR NAME
DESCRIPTION	SHELL COST	TI COST	
SOFT COST			
BUILDING PERMITS		\$ -	Sac Co.
TI FINANCING - CONSTRUCTION		\$ -	
SEWER & WATER FEES		\$ -	
MITIGATION FEES		\$ -	
ARCHITECTURAL FEES (T&M not to exceed.)		\$ [REDACTED]	Nielsen & Asso
ENGINEERING FEES		\$ -	Incl in Innovative
LEED DOCUMENTATION & CERTIFICATION PLANS PRINTING		\$ [REDACTED]	
PROJECT MANAGEMENT		\$ [REDACTED]	Innovative Const.
Subtotal Soft Cost		\$ 11,080.00	
SITE COST (if applicable)			
FENCING		\$ -	
PARKING		\$ -	
CAR PORTS		\$ -	
TRASH ENCLOSURES		\$ -	
LANDSCAPING		\$ -	
Subtotal Site Costs			
BUILDING SHELL COST (if applicable)			
Subtotal Building Shell Cost			
(E) BUILDING SHELL AND TI COST			
GENERAL REQUIREMENTS		\$ -	Innovative
FULL HEIGHT WALLS AND PARTIAL HEIGHT WALLS		\$ [REDACTED]	Anderson Drywall
INSULATION		\$ [REDACTED]	
Doors - includes (5) 45-STC 1hr Drs, all others non rated.		\$ [REDACTED]	Galaxy Door
SIZE TYPE OF DOOR AND QUANTITY		\$ -	
HARDWARE		\$ -	
TYPE AND LOCATION OF HARDWARE		\$ -	
WINDOWS -REMOVE AND REPLACE FOR 2ND FL ACCESS		\$ -	
SIZE, LOCATION AND QUANTITY		\$ -	
CEILING		\$ [REDACTED]	Howard Acoustic

PS



FLOORING		\$ [REDACTED]	Tonda
CERAMIC TILE, ETC (SQ. FT.)			
CARPET TILE, ETC (SQ. FT.)			
VINYL TILE, ETC (SQ. FT.)			Tonda
PAINTING MAY NEED PAINTED DOORS?		\$ [REDACTED]	Steve Valley
SPECIALTIES		\$ [REDACTED]	
CASE WORK		\$ [REDACTED]	Kauer Kreations
SIGNS		\$ -	
FURNISHING			
PLUMBING		\$ [REDACTED]	T&S Plumbing
HVAC (Comm. Rm not included)		\$ [REDACTED]	Prime Mechanical
LIGHTING, PLUGS (Minimal lighting)		\$ [REDACTED]	Rampart Electric
FIRE ALARM		\$ -	
FIRE SPRINKLER		\$ [REDACTED]	West Coast Fire
DATA & TELCOM CABLING (preliminary wiring only)		\$ -	Integrity Data & Fiber
SPECIALTY MACHINES		\$ -	
SECURITY		\$ [REDACTED]	ASI
[REDACTED]		Incl above	ASI
[REDACTED]		Incl above	ASI
Subtotal Building Shell and TI Cost		\$ 165,742.00	
Subtotal Soft Cost			
SUB-TOTAL			
CONTRACTOR OVERHEAD & PROFIT 10%		\$ [REDACTED]	Innovative Construction
SUB-TOTAL			
CONTRACTOR PROFIT			
SUB-TOTAL			
OFFEROR OVERHEAD			
SUB-TOTAL			
OFFEROR PROFIT			
SUB-TOTAL			
LESS TENANT IMPROVEMENT ALLOWANCE			
GRAND TOTAL		\$ 192,822.00	

INITIALS: PS  
GOVERNMENT & LESSOR

CHANGE ORDER NO. 1: 4/7/2011			
PROVIDE AND INSTALL 1" MINI BLINDS ON ALL WINDOWS ON SECOND FLOOR TSA OFFICES AT SAC JET CENTER		████████	
RELOCATE J-BOX FOR WORKSTATION CC RM.			
PROVIDE ADDITIONAL RING AND STRING FOR PROJECTION EQUIPMENT: (2) - TRAINING ROOM E. & W WALLS. (1) IN CC RM. (1) IN TRAINING ROOM		████████	
PROVIDE 2" CORE AND 2" CONDUIT FROM FIRST FLOOR COMM. ROOM TO SECOND FLOOR COMM. ROOM		████████	
COMM. DATA QUOTE PER SOW 1 19 2011		████████	
OPTION TO UPGRADE TO CAT-6 CABLE		████████	
INSURANCE, PROFIT, OVERHEAD, SUPERVISION		████████	
TOTAL FOR CHANGE ORDER NO. 1		████████	
CREDIT (DOOR PRICE NOTED ON PAGE 4 DECREASED TO \$31,710.00 LEAVING A CREDIT OF \$14,185.00)		████████	
REMAINING BALANCE FOR CHANGE ORDER NO. 1		████████	
ORIGINAL TOTAL		████████	
GRAND TOTAL		\$ 202,866.48	

All other terms and conditions of the Lease shall remain in force and effect.

INITIALS: PS  
GOVERNMENT & LESSOR