

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. <b>2</b>	TO LEASE NO. <b>GS-09B-02390</b>	DATE <b>3/1/2011</b>	PAGE <b>1 of 3</b>
--	-------------------------------------	-------------------------	-----------------------

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:

Paragraph 23, 24 and 25 is hereby added:

## "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, as identified in the attached Sheet No. 1 and 2 at a total cost not to exceed \$192,822.00, inclusive of all management and architectural fees."

"24. The total cost for Tenant Improvements in the amount of \$444,087.40 exceeds the tenant improvement allowance of \$251,265.40 (\$40.00 ABO/ASB) which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$192,822.00. 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 \$192,822.00 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 \$192,822.00 shall be submitted to:

GSA, Greater Southwest Finance Center, "B" PO  
PO BOX 17181  
Fort Worth, TX 76102

Alternatively the Lessor may submit the invoice electronically, via the GSA Finance website at [www.gsa.gov](http://www.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, 37th Floor East  
San Francisco, CA 94102

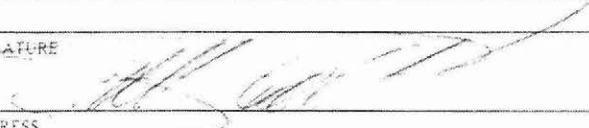
The proper invoice must include the following:

- 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 persons, with whom the Lease contract is made must sign it.

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 <b>Scott L. Roubicek</b>
ADDRESS	

IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER <b>Regina Nickerson</b> OFFICIAL TITLE OF SIGNER <b>CO, GSA</b>

NOT AUTHORIZED FOR LOCAL REPRODUCTION  
Previous edition is not usable

GSA FORM 276 REV 8-2006

INITIALS  
 LESSOR  
GSA

GSA FORM 276 (REV 8-2006) BACK

DUNS#831873943

N0035347

PS0020062 4/6/11

CA819222

\$192,822.00

TSA OFFICE IMPROVEMENTS - SACRAMENTO JET CENTER			
STEVE'S INNOVATIVE CONSTRUCTION			
SHELL AND TENANT IMPROVEMENT COST DETAIL			
1/26/2011			
		APPLICABLE	
		SHELL COST	VENDOR NAME
DESCRIPTION		TI COST	
SOFT COST			
BUILDING PERMITS		\$ -	Sac Co
TI FINANCING - CONSTRUCTION		\$ -	
SEWER & WATER FEES		\$ -	
MITIGATION FEES		\$ -	
ARCHITECTURAL FEES (I&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



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 (includes %20 contingency for connection to terminal A)		\$ [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	
B= BUDGETED AMOUNT			

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

INITIALS:   
GOVERNMENT & LESSOR