

SUPPLEMENTAL LEASE AGREEMENT

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

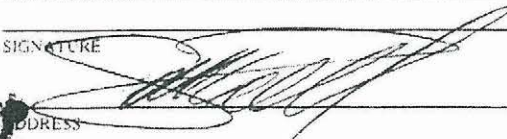
Paragraphs 22 is hereby added:

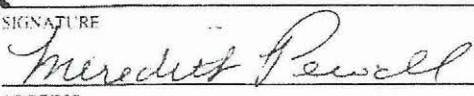
"22. NOTICE TO PROCEED

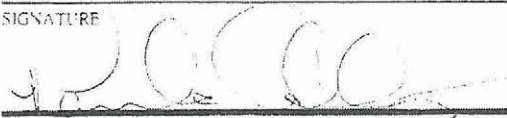
Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified in the attached sheet no. 1 and 2, at a total cost not to exceed \$251,265.40, 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. POWELL
ADDRESS	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER MEREDITH POWELL
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Pamela Collins
OFFICIAL TITLE OF SIGNER Contracting Officer/branch (H&A)	

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GSA FORM 276 (REV 8/2006)

INITIALS: LESSOR
GOV T

GSA FORM 276 (REV 8/2006) BACK

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

TSA OFFICE IMPROVEMENTS - SACRAMENTO JET CENTER			
STEVE'S INNOVATIVE CONSTRUCTION			
SHELL AND TENANT IMPROVEMENT COST DETAIL			
1/26/2011			

DESCRIPTION	APPLICABLE		VENDOR NAME
	SHELL COST	TI COST	

SOFT COST			
BUILDING PERMITS		\$ [REDACTED]	Sac Co.
TI FINANCING - CONSTRUCTION		\$ -	
SEWER & WATER FEES		\$ -	
MITIGATION FEES		\$ -	
ARCHITECTURAL FEES		\$ [REDACTED]	Nielsen & Asso.
ENGINEERING FEES		\$ -	Incl in Innovative
LEED DOCUMENTATION & CERTIFICATION PLANS PRINTING		\$ [REDACTED]	
PROJECT MANAGEMENT		\$ [REDACTED]	Innovative Const.
Subtotal Soft Cost		\$ 45,347.00	

SITE COST (if applicable)			
FENCING		\$ -	
PARKING		\$ -	
CAR PORTS		\$ -	
TRASH ENCLOSURES		\$ -	
LANDSCAPING		\$ -	
Subtotal Site Costs			

BUILDING SHELL COST (if applicable)			
Subtotal Building Shell Cost	\$ 65,222		

(E) BUILDING SHELL AND TI COST			
GENERAL REQUIREMENTS		\$ [REDACTED]	Innovative
FULL HEIGHT WALLS AND PARTIAL HEIGHT WALLS	\$ [REDACTED]	\$ [REDACTED]	Anderson Drywall
INSULATION		\$ [REDACTED]	
ENTRY DOOR HDW COMM. RM DR. AND HDW.		\$ [REDACTED]	Galaxy Door
SIZE TYPE OF DOOR AND QUANTITY		\$ -	
HARDWARE		\$ -	
TYPE AND LOCATION OF HARDWARE		\$ -	
WINDOWS - REMOVE AND REPLACE FOR 2ND FL ACCESS		\$ [REDACTED]	
SIZE, LOCATION AND QUANTITY		\$ -	



**SHEET NO. 2 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA)
NO. 1 TO LEASE #GS-09B-02390**

CEILING (no tiles)	\$ [REDACTED]	\$ [REDACTED]	Howard Acoustic
FLOORING	\$ [REDACTED]		Tonda
CERAMIC TILE, ETC (SQ. FT)			
CARPET TILE, ETC (SQ. FT)	\$ [REDACTED]		Tonda
VINYL TILE, ETC (SQ. FT)			
PAINTING (LINEAR FEET)		\$ [REDACTED]	Steve Valley
SPECIALTIES		\$ [REDACTED]	
SIGNS		\$ [REDACTED]	
FURNISHING			
PLUMBING		\$ [REDACTED]	T&S Plumbing
HVAC (Comm. Rm not included)	\$ [REDACTED]	\$ [REDACTED]	Prime Mechanical
LIGHTING, PLUGS (Minimal lighting)	\$ [REDACTED]	\$ [REDACTED]	Rampart Electric
FIRE ALARM		\$ [REDACTED]	
FIRE SPRINKLER	\$ [REDACTED]	\$ [REDACTED]	West Coast Fire
DATA & TELCOM CABLING (preliminary wiring only)		\$ [REDACTED]	Integrity Data & Fiber
SPECIALTY MACHINES		\$ [REDACTED]	
SECURITY Preliminary wiring only		\$ [REDACTED]	ASI
[REDACTED]		Incl above	ASI
[REDACTED]		Incl above	ASI
Subtotal Building Shell and TI Cost		\$ 183,832.40	

Subtotal Soft Cost			
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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		\$ 251,265.40	
B= BUDGETED AMOUNT			

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

INITIALS:  
GOVERNMENT & LESSOR