

## SUPPLEMENTAL LEASE AGREEMENT

|                                       |                              |                      |                |
|---------------------------------------|------------------------------|----------------------|----------------|
| SUPPLEMENTAL LEASE AGREEMENT NO.<br>2 | TO LEASE NO.<br>GS-09B-02395 | DATE<br>June 1, 2011 | PAGE<br>1 of 1 |
|---------------------------------------|------------------------------|----------------------|----------------|

ADDRESS OF PREMISES

11885 Edgewood Road, Auburn, CA

THIS AGREEMENT, made and entered into this date by and between Virgil Traynor and Jacqueline Traynor, Trustees of the 1992 Traynor Revocable Trust

whose address is:

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government to establish beneficial occupancy:

Paragraphs 2 and 10 are hereby deleted in their entirety and are substituted therefore:

"2. TO HAVE AND TO HOLD, for the term commencing on May 21, 2011 and continuing through May 20, 2026  
Inclusive subject to termination and renewal rights as may be hereinafter set forth."

"10. The Government shall pay the Lessor annual rent as follows, in arrears. The actual Tenant Improvement amount to be amortized into the rent will be memorialized in a subsequent Supplemental Lease Agreement. Rent for a lesser period shall be prorated.

| Period       | Shell Rent:1<br>Rate/RSF | Operating<br>Expenses/RSF | Tenant<br>Improvement/RSF | Total Rate/RSF | Annual Rent/RSF |
|--------------|--------------------------|---------------------------|---------------------------|----------------|-----------------|
| Years 1 - 10 | \$10.80                  | \$5.70                    | \$0                       | \$16.50 PS     | \$121,759.70    |
| Years 11-15  | \$13.80                  | \$5.70                    | \$0                       | \$19.50 PS     | \$142,174.50    |

120,301.50  
PS

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

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

LESSOR

SIGNATURE

Jacqueline Traynor  
Virgil Traynor

NAME OF SIGNER

JACQUELINE TRAYNOR  
VIRGIL TRAYNOR

ADDRESS

[Redacted Address]

IN PRESENCE OF

SIGNATURE

[Signature]

NAME OF SIGNER

DON GWINN

ADDRESS

[Redacted Address]

UNITED STATES OF AMERICA

SIGNATURE

[Signature]

NAME OF SIGNER

PETER SHTEYN

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

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