

SUPPLEMENTAL LEASE AGREEMENT

Number 2

AUG 22 2011

Lease Number: GS-09B-02435

Date:

Standiford Center Building, 1700 Standiford Avenue, Modesto, CA 95350

THIS AGREEMENT, made and entered into this date by and between Lowe, RK dba RK Lowe Realty whose address is 1700 Standiford Ave., Ste 130, Modesto, CA 95350-2178

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 to establish interim occupancy for Block A until Block B is accepted by the Government for occupancy.

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

Paragraph 1 is hereby deleted in its entirety and the following substituted therefore:

"1. The Lessor hereby leases to the Government the following described premises:

Block A: *245 sq ft (1,915 usable square feet USA)*
A total of 2,087 rentable square feet (r.s.f.) and related office space located on the 2nd floor at the Standiford Center Building, 1700 Standiford Avenue, Modesto, CA 95350, together with 4 onsite, surface, reserved parking spaces as depicted on the attached site plan (Exhibit B) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

Block B: 3,044 rentable square feet (r.s.f.), yielding approximately 2,580 ANSI/BOMA Office Area square feet and related space located on the 3rd (Suite 350) floor upon completion by the Lessor of the tenant improvements and acceptance by the Government;

Being the space occupied at the Standiford Center Building, 1700 Standiford Avenue, Modesto, CA 95350, together with 4 onsite, surface, reserved parking spaces as depicted on the attached site plan (Exhibit B) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

Paragraph 9 of the Lease is deleted in its entirety and replaced as follows:

"9. Term: Block "A" TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on September 1, 2011 until September 30, 2026 or when Block "B" is accepted and then Block "A" will be automatically terminated, as provided herein, subject to termination rights as may be hereinafter set forth. This lease automatically succeeds GS-09B-01388 which expired August 31, 2011.

Block "B" TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on the day Block B is accepted by the Government as complete and ready for occupancy through the following 96 month, 65 month firm term in accordance with the Paragraph entitled "Acceptance of Space" herein, subject to termination rights as may be hereinafter."

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, Lowe, RK dba RK Lowe Realty

By

(Signature)

Property Manager
(Title)

In Presence of

(Signature)

1700 Standiford Ave Modesto Ca 95350
(Address)

United States Of America, General Services Administration, Public Buildings Service.

(Signature)

Leasing Contracting Officer
(Official Title)