

SUPPLEMENTAL LEASE AGREEMENT**Number 4****Lease Number:** GS-09B-02435**Date:** OCT 18 2011

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 terminate Block A, establish Beneficial Occupancy for Block B which is now the only block of space, confirm the leased premises, and establish the rent schedule.

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:
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 Floor (Suite 350) at the Standiford Center Building, 1700 Standiford Avenue, Modesto, CA 95350, together with 4 onsite, surface, reserved parking spaces 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 is hereby deleted in its entirety and the following substituted therefore:

"9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on September 16, 2011 and continuing through the 96 month, 65 month firm term, subject to termination rights as may be hereinafter. (With this acceptance, Block "A" is automatically terminated effective September 15, 2011)."

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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)

(Title)

In Presence of

(Signature)

(Address)

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

(Signature)

(Official Title)

Paragraph 10 is hereby deleted in its entirety and the following substituted therefore:

"10. The Government shall pay the Lessor annual rent as follows:

- For months 1 through 60, annual rent of \$102,734.96 at the rate of \$8,561.25 per month in arrears:

	Annual Rent	Monthly Rent
Shell Rent	\$54,792.00	\$4,566.00
Operating Cost	\$15,889.68	\$1,324.14
Amortization of TI	\$32,053.28	\$2,671.11
Full Service Rent	\$102,734.96	\$8,561.25

- For months 61 through 66, free rent. Annual rent of \$00.00 at the rate of \$00.00 per month in arrears:

	Annual Rent	Monthly Rent
Shell Rent	\$00.00	\$00.00
Operating Cost	\$00.00	\$00.00
Amortization of TI	\$00.00	\$00.00
Full Service Rent	\$00.00	\$00.00

-For months 67 through 96, annual rent of \$70,681.68 at the rate of \$5,890.14 per month in arrears:

	Annual Rent	Monthly Rent
Shell Rent	\$54,792.00	\$4,566.00
Operating Cost	\$15,889.68	\$1,324.14
Amortization of TI	\$00.00	\$00.00
Full Service Rent	\$70,681.68	\$5,890.14

- Rent for a lesser period shall be prorated. Rent checks shall be payable to:

1700 Standiford Ave, Ste 130
Modesto, CA 95350-2178."


GOV'T INITIALS


LESSOR INITIALS