GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 4/10/12
	TO LEASE NO GS-09B-02437	

ADDRESS OF PREMISES: 2345 South Second Street, El Centro, CA 92243-6311

THIS AGREEMENT, made and entered into this date by and between El Centro GSA, LLC

whose address is: 8100 Macomb Street, P.O. Box 417
Grosse Ile, MI 48138

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.

Supplemental Lease Agreement (SLA) No. 1 is issued to establish Beneficial Occupancy as of April 3, 2012 and commence rental payments, spell out TI terms, establish final TI cost, amortize TI cost, and adjust commission and commission credit. Paragraphs 4, 9, 10, 17 and 24 of the lease are deleted and the following substituted therefore.

"4. The Government may terminate this lease in whole or in part effective April 2, 2022 by giving at least ninety (90) days' prior written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

"9. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on April 3, 2012 through April 2, 2027 subject to termination rights setforth above."

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

Years	Shell Rate (r.s.f. per year)	Annual Base Year Service Cost (r.s.f. per year)	Annual Amortized T.I.'s (r.s.f. per year)	Annual Total Rent (r.s.f. per year)	Total Monthly Rent	Total Annual Rent
April 3, 2012-April 2, 2022	$18.07	$7.64	$0.120801	$25.83	$11,021.14	$132,253.70
April 3, 2022 – April 2, 2027	$23.73	$7.64	$0.00	$31.37	$13,384.53	$160,614.40

The Government shall pay rent monthly, in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

El Centro GSA, LLC
P.O. Box 417
Grosse Ile, MI 48138"

"17. TENANT IMPROVEMENT ALLOWANCE:

Lessor agreed to provide a concession for paint and carpet, not to exceed $32,650.00, at Lessor's sole cost which could be used for other improvements at the discretion of the Government. It was agreed that if the cost of paint and carpet were to exceed $32,650.00, the overage balance would be paid one-half by the Lessor and one-half by the Government. The Government's balance would be amortized as part of the tenant improvement allowance.

Tenant improvements were inspected and determined to be substantially complete on April 3, 2012. The final Tenant Improvement Allowance has been established to be $4,859.43 and shall be amortized over the ten (10) year firm term of the lease agreement at an interest rate (amortization rate of 5.00% per year)."

Continued on Page 2 of 2.

"24. **COMMISSION AND COMMISSION CREDIT:**

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted] The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted] The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 10 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment $11,021.14 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent

Second Month's Rental Payment $11,021.14 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent

Third Month's Rental Payment $11,021.14 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent

Fourth Month's Rental Payment $11,021.14 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Fourth Month's Rent"

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: El Centro GSA, LLC	President, Gray + Associates, LLC, Receiver for 2345 South 2nd Street El Centro, CA
BY _____ (Signature)	_____ (Print Name and Official title)
IN PRESENCE OF _____ (Signature)	Executive Vice President, Gray + Associates, LLC, Receiver (Print Name and Official title)
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service	
BY _____ (Signature)	Contracting Officer (Official title)