

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3	DATE <u>7/9/2010</u>
TO LEASE NO. LCA02438		
ADDRESS OF PREMISES: 2445 N. Palm Drive Signal Hill, CA 90755		
THIS AGREEMENT, made and entered into this date by and between: Bess J. Hodges Foundation, a Nonprofit California Trust whose address is: 5100 Anaheim Road Long Beach, CA 90815-4215 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 agree that the said Lease is Amended to establish beneficial occupancy. Accordingly Paragraph 27 is added and paragraph 2, 3, and 4 are deleted in their entirety and the following substituted therefore: 2. TO HAVE AND TO HOLD the premises with their appurtenances for the term beginning on June 1, 2010 through May 31, 2020, subject to termination rights as may be hereinafter set forth. 3. The Government shall pay the Lessor annual rent as follows: Effective June 1, 2010 to May 31, 2015, annual rent of \$305,543.00 (\$22.63 RSF) at the rate of \$25,461.92 per month in arrears. Effective June 1, 2015 to May 31, 2020, annual rent of \$257,778.00 (\$19.09/RSF) at the rate of \$21,481.50 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Bess J. Hodges Foundation, a Nonprofit California Trust 5100 Anaheim Road Long Beach, CA 90815-4215 4. The Government may terminate this lease, in whole or in part, effective at any time after May 30, 2015 by giving at least ninety (90) days prior notice in writing to the Lessor. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing. 27. GOVERNMENT'S PERCENTAGE OF OCCUPANCY: The Government occupies 13,500 rentable square feet, or 48.78%, in said building consisting of 28,859 rentable square feet (RSF) (13,500/28,859= 48.78%). 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: Bess J. Hodges Foundation, a Nonprofit California Trust BY <u>George Murchison</u> <u>Trustee</u> (Signature) (Title) IN THE PRESENCE OF (witnessed by): <u>M. [Signature]</u> <u>5100 ANAHEIM ROAD, LONG BEACH, CA 90815</u> (Signature) (Address) UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service BY <u>V. [Signature]</u> <u>Contracting Officer</u> (Signature) <u>GSA PBS RED</u>		