

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE: <div style="font-size: 1.2em; color: blue;">February 8, 2012</div>																																										
TO LEASE NO. GS-09B-02479																																												
ADDRESS OF PREMISES: 5300 W. Tulare Avenue, Visalia, CA 93277																																												
<p>THIS AGREEMENT, made and entered into this date by and between Weingart Foundation</p> <p>whose address is: 1055 West 7th Street, Suite 3050 Los Angeles, CA 90017-2509</p> <p>and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to establish the addition of the Custom TI allowance.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, <u>effective upon execution by the Government</u>, as follows:</p> <p>Paragraph 3 of SLA 1 is hereby deleted in its entirety and the following Paragraph 3 is substituted therefore:</p> <p>"3. The Government shall pay the Lessor annual rent in arrears in accordance with the following schedule:</p> <ul style="list-style-type: none"> • Years 1 – 5: total rent of \$195,586.42 per annum at the rate of \$16,298.87 per month in arrears. • Years 6 – 10: total rent of \$213,134.50 per annum at the rate of \$17,761.21 per month in arrears. • Years 11 – 15: total rent of \$192,682.08 per annum at the rate of \$16,056.84 per month in arrears. <p>The rent breakdown is as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th colspan="2">Years 1 - 5</th> <th colspan="2">Years 6 - 10</th> <th colspan="2">Years 11 - 15</th> </tr> <tr> <th></th> <th>Annual Rent</th> <th>Annual Rate/ RSF</th> <th>Annual Rent</th> <th>Annual Rate/ RSF</th> <th>Annual Rent</th> <th>Annual Rate/ RSF</th> </tr> </thead> <tbody> <tr> <td>Shell Rental Rate</td> <td>\$110,490.48</td> <td>\$15.93</td> <td>\$128,038.56</td> <td>\$18.46</td> <td>\$148,499.76</td> <td>\$21.41</td> </tr> <tr> <td>T.I. Rental Rate</td> <td>\$40,913.62</td> <td>\$5.90</td> <td>\$40,913.62</td> <td>\$5.90</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Operating Cost</td> <td>\$44,182.32</td> <td>\$6.37</td> <td>\$44,182.32</td> <td>\$6.37</td> <td>\$44,182.32</td> <td>\$6.37</td> </tr> <tr> <td>Full Service Rate</td> <td>\$195,586.42</td> <td>\$28.20</td> <td>\$213,134.50</td> <td>\$30.73</td> <td>\$192,682.08</td> <td>\$27.78</td> </tr> </tbody> </table> <p>Actual rent will be established by Supplemental Lease Agreement upon delivery of the space and the Government's acceptance of beneficial occupancy. Rent for a lesser period shall be prorated. Rent checks shall be payable to:</p> <p style="text-align: center;">Weingart Foundation 1055 W. 7th Street, Suite 3050 Los Angeles, CA 90017-2509</p> <p>Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15 day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. As of January 1, 1999, all rental payments MUST be made by Electronic Funds Transfer."</p>				Years 1 - 5		Years 6 - 10		Years 11 - 15			Annual Rent	Annual Rate/ RSF	Annual Rent	Annual Rate/ RSF	Annual Rent	Annual Rate/ RSF	Shell Rental Rate	\$110,490.48	\$15.93	\$128,038.56	\$18.46	\$148,499.76	\$21.41	T.I. Rental Rate	\$40,913.62	\$5.90	\$40,913.62	\$5.90	\$0.00	\$0.00	Operating Cost	\$44,182.32	\$6.37	\$44,182.32	\$6.37	\$44,182.32	\$6.37	Full Service Rate	\$195,586.42	\$28.20	\$213,134.50	\$30.73	\$192,682.08	\$27.78
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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: Weingart Foundation

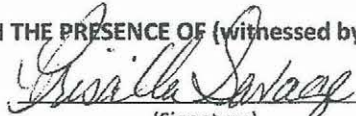
BY


(Signature)



(Title)


IN THE PRESENCE OF (witnessed by):


(Signature)

WEINGART FOUNDATION
1055 W. Seventh St., Suite 3050
Los Angeles, CA 90017-2305
(Address)

UNITED STATES OF AMERICA

BY


Contracting Officer
General Services Administration