

**Supplemental Lease Agreement**
Number 004

Lease Number:	GS-09B-02480	Date:	January 6, 2011
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ADDRESS OF PREMISES 185 Lennon Lane 2nd Floor
Walnut Creek, CA 94598THIS AGREEMENT, made and entered into this date by and between: **Sun Life Assurance of Canada**whose address is: One Sunlife Executive Park
Wellesley Hills, MA 02481hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above lease to issue a lump sum payment for security related Tenant Improvements.**THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:**Paragraphs 24 and 25 are hereby added:**

"24. The total cost for Tenant Improvements in the amount of \$5,057.56 is not included in the tenant improvement allowance of \$326,987.94, which will be amortized into the rental rate in a Subsequent Lease Agreement. The Government hereby orders the excess balance in the amount of \$5,057.56. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 3.17F of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$5,057.56 pursuant to Paragraph 25, herein. The Lessor hereby waives restoration as a result of all improvements."

Continued on Attachment Sheet Number 1. Attached hereto and made a part hereof

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

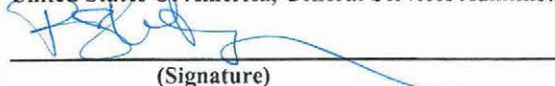
Lessor, Sun Life Assurance of Canada

By 
(Signature)John Mulvihill
Authorized Signer
(Title)

In Presence of


(Signature)Charles S. Andes
Authorized Signer
(Address)

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


(Signature)Peter Shtevn
Contracting Officer

SHEET NUMBER 1 Attached to Supplemental Lease Agreement Number 002 and made a part of US Government Lease GS-09B-02179