

**Supplemental Lease Agreement
Number 1****Lease Number:** GS-09B-02480**Date:**

November 2, 2010

185 Lennon Lane, Walnut Creek, CA

THIS 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 correct the rentable square feet and usable square feet of the above mentioned property.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraphs 1 and 10 of Lease No. GS-09B-02480 are deleted and substituted with the following:

1. The Lessor hereby leases to the Government the following described premises:

8,017 rentable square feet (r.s.f.), yielding approximately 6,938 ANSI/BOMA Office Area (ABOA) square feet and related space located on the 2nd Floor (Suite 201) at the Centre Point Business Park, 185 Lennon Lane, Walnut Creek, CA 94598-2422, as depicted on the attached floor plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS described in Form 1364 and Amendment Number 1. At the time of execution, the government has no preconceived notions of any other use for the premises other than the [REDACTED]

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

Rental Period	Shell Rent	Operating cost	TI	Total Rate	Total Annual Rent
Months 1 - 84	\$15.15 / rsf	\$6.45 / rsf	\$6.99 / rsf	\$28.59 / rsf	\$229,206.03
Months 85 - 180	\$20.97 / rsf	\$7.93 / rsf	\$0.00 / rsf	\$28.90 / rsf	\$231,691.30

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

Sun Life Assurance of Canada
One Sunlife Executive Park
Wellesley Hills, MA 02481

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, Sun Life Assurance of Canada

By

(Signature)

John Mulvihill
Authorized Signer

(Title)

In Presence of

(Signature)

Thomas Pedulla
Authorized Signer

(Address)

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

Peter Shteyn

Contracting Officer