

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-09B-02489	DATE 2/3/2011	PAGE 1 of 2
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ADDRESS OF PREMISES
18881 Von Karman Avenue, Irvine, CA 92612

THIS AGREEMENT, made and entered into this date by and between MULLROCK TOWER 17-FEE, LLC

whose address is:

23521 PASEO DE VALENCIA, SUITE 200
LAGUNA HILLS, CA 92653-3101
3rd

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy for Block A, to change the term of the lease to a period of five (5) years, four (4) years firm, to amend the Premises paragraph, and to establish the rental rate for Blocks A, B, and C.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 10, 2011, as follows:

Paragraphs 1, 4, 9, and 10 are deleted in their entirety and the following substituted therefore:

1. The Lessor hereby leases to the Government the following described premises located at 18881 Von Karman Avenue, Irvine, CA 92612:

Block "A": Suite 450 totaling 2,581 Rentable Square Feet (RSF) yielding approximately 2,186 ANSI/BOMA square feet and related space

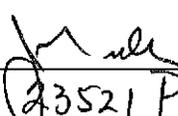
Block "B": Suite 1800 totaling 13,815 Rentable Square Feet (RSF) yielding approximately 12,731 ANSI/BOMA square feet and related space

Block "C": "Basement" totaling 360 Rentable Square Feet (RSF) yielding approximately 328 ANSI/BOMA square feet and related space

Together with 25 inside reserved, 42 inside unreserved, and 25 inside parking spaces, totaling 92 parking spaces as depicted on the attached (Exhibit "A") to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

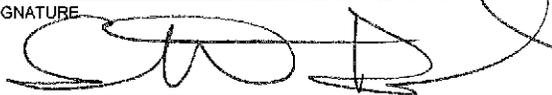
LESSOR

SIGNATURE 	NAME OF SIGNER Jon Muller
ADDRESS 23521 Paseo de Valencia #200, Laguna Hills, CA 92653	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jennifer Blanchard
ADDRESS 23521 Paseo de Valencia #200, Laguna Hills, CA 92653	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER CHRISTINA DOLAN
OFFICIAL TITLE OF SIGNER AREA MANAGER / Lease CONTRACTING OFFICER	

4. The Government may terminate this lease in whole or in part effective at any time after the fourth (4th) year of this lease by giving at least thirty (30) days' prior notice in writing 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 January 10, 2011 through January 9, 2016, subject to termination and renewal rights as may be hereinafter set forth.

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

Block A (Suite 450 – 2,581 RSF):

For years 1 through 3: Annual rent of \$137,151.24 at the rate of \$11,429.27 per month in arrears.

For year 4: Annual rent of \$154,498.66 at the rate of \$12,874.89 per month in arrears.

For year 5: Annual rent of \$100,039.56 at the rate of \$8,336.63 per month in arrears.

Block B (Suite 1800 – 13,815 RSF):

For years 1 through 3: Annual rent of \$442,632.60 at the rate of \$36,886.05 per month in arrears.

For years 4 and 5: Annual rent of \$535,469.40 at the rate of \$44,622.45 per month in arrears.

After acceptance of Tenant Improvements (TI) for Block B, the lease will be modified to amortize any TI costs due by the Government over the remaining firm term of the lease.

Block C (Basement – 360 RSF):

For years 1 through 3: Annual rent of \$11,534.40 at the rate of \$961.20 per month in arrears.

For years 4 and 5: Annual rent of \$13,953.60 at the rate of \$1,162.80 per month in arrears.

FOR A TOTAL RENT OF:

Years 1-3: \$591,318.24 at the rate of \$49,276.52 per month in arrears

Year 4: \$703,921.66 at the rate of \$58,660.14 per month in arrears

Year 5: \$649,462.56 at the rate of \$54,121.88 per month in arrears

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

Mullrock Tower 17 Fee, LLC
23521 Paseo De Valencia, Suite 200
Laguna Hills, CA 92654-3101

The Government and the Lessor agree that pursuant to Paragraph 17, "Tenant Improvement Allowance" the total maximum Tenant Improvement allowance established is \$718,497. Per this Supplemental Lease Agreement #1, the Government and the Lessor agree that \$185,893 of that Tenant Improvement Allowance has been used for build-out of Block "A" and has been amortized into the rent for Block "A" for Years 1-4. The unused balance of \$532,604 shall be the maximum allowance for Tenant Improvements for Block "B".

All other terms and conditions shall remain in full force and effect.

INITIALS: LESSOR
 GOVT