

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02494	DATE FEB 2 2011	PAGE 1 of 2
ADDRESS OF PREMISES 745 and 765 Morning Star Drive, Sonora, CA 95370-5193			

THIS AGREEMENT, made and entered into this date by and between **SONORA IMPERIAL LLC**, a California limited liability company,

whose address is **7825 FAY AVENUE, SUITE 250**
LA JOLLA, CA 92037-4259

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 approve change orders numbers 1 and 2 to the tenant improvements, and authorize approved costs which exceed the tenant improvement allowance stated in the lease,

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 25, 2011, as follows:

I. Paragraph 21 is hereby added as part of GSA Lease No. GS-09B-02494:

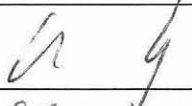
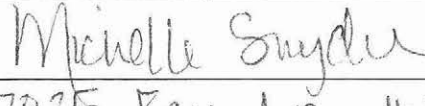
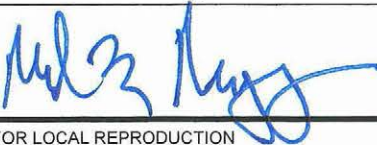
"21. Additional costs for tenant improvements totaling \$101,062.04 are hereby authorized by the Government. These additional costs in the amount of \$101,062.04 will be paid in a one-time, lump sum payment by the Government to the Lessor when:

- a) The tenant improvements have been completed;
- b) The Government has inspected and accepted the tenant improvements
- c) This supplemental lease agreement has been executed by both parties; and
- d) The Lessor submits a proper invoice in accordance with the lease.

For the above work, and any other work, the Lessor may perform at the direction of the Contracting Officer that may not be covered under this lease, the Lessor must comply with the following instructions in order to receive payment:

CONTINUED ON PAGE 2

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Paul R. Engh
ADDRESS 7825 Fay Ave., #250, La Jolla, CA 92037	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Michelle Snyder
ADDRESS 7825 Fay Ave., #250, La Jolla, CA 92037	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER M.E. NYGREN
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Invoice Number: The Lessor (hereafter identified as the "vendor") must create and include a unique invoice number on each invoice submitted for payment. The invoice number is the only information provided to the vendor to identify their payment.

Vendor's remit to name and address: If the vendor's management company submits the invoice on behalf of the vendor, please include the name and address of the management company, not the vendor. The vendor's name and address must match the name and address in the GSA vendor file.

GSA Pegasys Document Number Instructions to Vendors: Vendors must cite the GSA Pegasys Document Number (PDN)[to be provided separately by the Contracting Officer] on their invoices, and must submit their invoices directly to the GSA Greater Southwest Finance Center, with a copy to the Contracting Officer. Invoices submitted to GSA without the PDN will be immediately returned.

Invoicing instructions: Vendors must submit invoices electronically on the GSA Finance Website at www.finance.gsa.gov. Vendors who are unable to submit the invoices electronically, may mail the invoices to the following address:

General Services Administration (7BCP)
Greater Southwest Finance Center
P.O. Box 17181
Fort Worth, TX 76102-0181"

II. Paragraph 22 is hereby added as part of GSA Lease No. GS-09B-02494:

"22. The following change order expenses totaling the amount of \$5,716.77 have been authorized and approved by the Government:

Change Order #	Description	Cost	Requestor	Approved Amount	Approval Date
1	Install fixed camera in Interview/Conference Room	██████	████	██████	12/03/10
2	Install VOIP PA system	██████	████	██████	01/25/11

Change order expenses in the amount of \$5,716.77 will be reimbursed by the Government to the Lessor when:

- The tenant improvements have been completed;
- The Government has inspected and accepted the above tenant improvements;
- This supplemental lease agreement has been executed by both parties, and
- The Lessor submits a proper invoice in accordance with the lease."

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty (30) days after the date of execution by the Government.

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

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