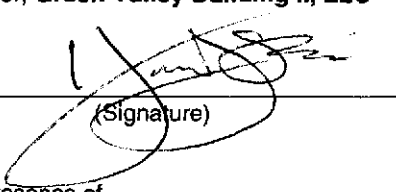
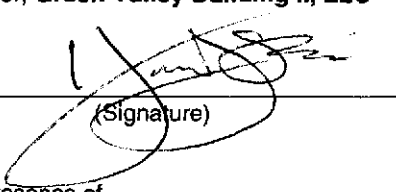
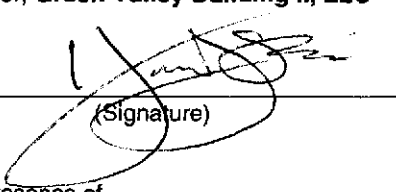
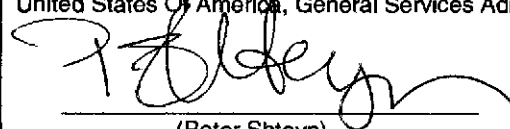
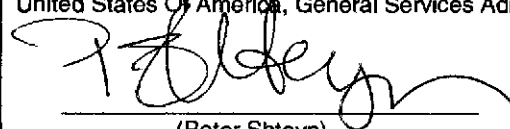
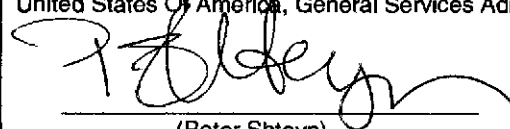


<b>Supplemental Lease Agreement Number 1</b>						
<b>Lease Number:</b>	GS-09B-02504	<b>Date:</b> <u>March 31, 2010</u>				
4830 Business Center Drive, Fairfield, California 94534						
<p>THIS AGREEMENT, made and entered into this date by and between <b>Green Valley Building II, LLC</b>, whose address is: 4820 Business Center Drive, Fairfield, California, 94534-1679</p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p> <p><b>WHEREAS</b>, the parties hereto desire to amend the above lease to issue a Notice to Proceed; provide for Lump Sum Payment of the tenant improvement costs; add Exhibit B (breakdown of tenant improvement costs); add Exhibit C (Cost of Data Cabling); and restate the annual rent.</p> <p><b>THEREFORE</b>, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p> <p>Paragraph 10 is deleted in it's entirety and the following substituted therefore Paragraphs 10 and 28 are hereby added:</p> <div style="height: 150px; margin-top: 20px;"></div> <p style="text-align: center; margin-top: 20px;">Continued on Sheet 1</p>						
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>Lessor, <b>Green Valley Building II, LLC</b></p> <table style="width: 100%; border: none;"><tr><td style="width: 40%; vertical-align: bottom; padding-bottom: 20px;">By <u></u> (Signature)</td><td style="width: 60%; vertical-align: bottom; padding-bottom: 20px;"><u>MANAGER</u> (Title)</td></tr><tr><td style="vertical-align: bottom; padding-bottom: 20px;">In Presence of _____ (Signature)</td><td style="vertical-align: bottom; padding-bottom: 20px;">_____ (Address)</td></tr></table>			By <u></u> (Signature)	<u>MANAGER</u> (Title)	In Presence of _____ (Signature)	_____ (Address)
By <u></u> (Signature)	<u>MANAGER</u> (Title)					
In Presence of _____ (Signature)	_____ (Address)					
<p>United States Of America, General Services Administration, Public Buildings Service.</p> <table style="width: 100%; border: none;"><tr><td style="width: 40%; vertical-align: bottom; padding-bottom: 20px;"><u></u> (Peter Shteyn)</td><td style="width: 60%; vertical-align: bottom; padding-bottom: 20px;"><u>CONTRACTING OFFICER</u> (Official Title)</td></tr></table>			<u></u> (Peter Shteyn)	<u>CONTRACTING OFFICER</u> (Official Title)		
<u></u> (Peter Shteyn)	<u>CONTRACTING OFFICER</u> (Official Title)					

**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA)  
NO. 1 TO LEASE #GS-09B-02504**

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

For months: 1 through 3; free rent

For months 4 through 36, annual rent of \$262,332.84 (\$15.82/rsf for Shell; \$5.23/rsf for Operating; \$4.76/rsf for TI Ammortization) at a rate of \$21,861.07 per month in arrears.

For months 37 through 72, annual rent of \$274,529.64 (\$17.02/rsf for Shell; \$5.23/rsf for Operating; \$4.76/rsf for TI Ammortization) at a rate of \$22,877.47 per month in arrears.

For months 73 through 108, annual rent of \$292,824.84 (\$18.82/rsf for Shell; \$5.23/rsf for Operating; \$4.76/rsf for TI Ammortization) at a rate of \$24,402.07 per month in arrears.

For months 108 through 120, annual rent of \$317,218.44 (\$21.22/rsf for Shell; \$5.23/rsf for Operating; \$4.76/rsf for TI Ammortization) at a rate of \$26,434.87 per month in arrears.

For months 121 through 144, annual rent of \$326,874.24 (\$26.93/rsf for Shell; \$5.23/rsf for Operating) at a rate of \$27,239.52 per month in arrears.

For months 145 through 180, annual rent of \$351,267.84 (\$29.33/rsf for Shell; \$5.23/rsf for Operating) at a rate of \$29,272.32 per month in arrears.

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

Green Valley Building II, LLC  
C/O H.J. Shein, Inc.  
4820 Business Center Drive  
Fairfield, CA 94534"

"28. This Supplemental Lease Agreement represents the Government's issuance of Notice to Proceed for Tenant Improvements in an amount not to exceed \$453,073.00. Total tenant improvement allowance being amortized into the rental rate over the firm term of the lease is \$347,142.50. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$105,930.50, upon receipt of an original invoice. The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at <https://www.finance.gsa.gov/webvendors/LoginVend.aspx>

A copy of the Invoice shall be submitted to the Contracting Officer at:

GSA, Real Estate Division – San Francisco  
Attention: Peter Shteyn  
450 Golden Gate Avenue  
3<sup>rd</sup> Floor East  
San Francisco, CA 94102-3471

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)"

All other terms and conditions of the Lease shall remain in force and effect.

Initials:

  
Lessor

  
Government