

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02506	DATE 7-5-2011	PAGE 1 of 2
--	-------------------------------------	-------------------------	-----------------------

ADDRESS OF PREMISES
313 BANNER COURT, MODESTO CA 95356-9288

THIS AGREEMENT, made and entered into this date by and between: **SAWTANTRA CHOPRA, MD AND ARUNA CHOPRA**

whose address is:



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, reconcile the amount of amortized tenant improvements and establish a termination date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In GSA Form 3626 Part II, Paragraphs 3, 5 and 6 are deleted in their entirety and the following substituted therefore:

"3. **TO HAVE AND TO HOLD** the Premises which consists of 2,462 RSF/2,129 USF and 2 reserved surface parking spaces, with their appurtenances for the term beginning May 20, 2011 through May 19, 2021, subject to termination and renewal rights as may be hereinafter set forth."

"5. Tenant Improvements have been accepted by the Government on March 11, 2011. Tenant Improvements expended in the total amount of \$40,249.04 shall be amortized over the five (5) year firm term at an amortization rate of 2.00%. The Government shall pay the Lessor annual rent as follows:

Rental Period	Shell Rent	Operating cost	TI	Total Rate	Total Annual Rent
Year 1: May 20, 2011 – May 19, 2012	\$14.71 / rsf	\$3.45 / rsf	\$3.44 / rsf	\$21.60 / rsf	\$53,175.63
Years 2 – 5: May 20, 2012 – May 19, 2016	\$18.20 / rsf	\$3.45 / rsf	\$3.44 / rsf	\$25.09 / rsf	\$61,768.01
Years 6 – 10: May 20, 2016 – May 19, 2021	\$18.20 / rsf	\$3.45 / rsf	\$0.00 / rsf	\$21.65 / rsf	\$53,302.30

Rent for a lesser period shall be prorated."

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

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

LESSOR

SIGNATURE 	NAME OF SIGNER SAWTANTRA CHOPRA, MD AND ARUNA CHOPRA
ADDRESS 	

IN PRESENCE OF < >

SIGNATURE 	NAME OF SIGNER SHELLY MUCI
ADDRESS 	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER REGINA NICKERSON
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	