



GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
Number 003

DATE

SEP 13 2011

TO LEASE NO. GS-09B-02514

ADDRESS OF PREMISES: 5901 Priestly Drive
Carlsbad, CA 92008

THIS AGREEMENT, made and entered into this date by and between MULLER CENTERPOINT LLC,

Whose address is: 23521 Paseo de Valencia, Suite 200
Laguna Hills, CA 92653-3101

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 restate the square footage, to establish beneficial occupancy, and to adjust the annual rent:

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

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

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

4,701 rentable square feet (RSF), yielding approximately 4,028 ANSI/BOMA Office Area square feet and related space and an ADDITIONAL 498 RSF [Yielding 427 ABOASF] of free space [for which the Government will not be charged rent, including real estate taxes and operating cost escalations], in excess of the Total 4,701 rentable square feet (RSF)/4,028 ANSI/BOMA Office Area square feet indicated above. The premises consists of a Combined Total of 5,199 RSF, yielding approximately 4,455 ABOASF. All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease, including the free space. Said space is located on the 3rd Floor (Suite 304) of Centerpoint Plaza, 5901 Priestly Drive, Carlsbad, CA 92008, as depicted on the attached floor plan (Exhibit A) (the "Premises") together with eleven (11) onsite secured, reserved, parking spaces, and eight (8) onsite surface parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

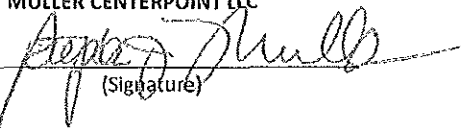
"9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on July 26, 2011 through July 25, 2021, subject to termination rights as may be hereinafter set forth."

-Continued on Sheet Number 1, attached hereto-

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: MULLER CENTERPOINT LLC


BY


(Signature)

MANAGING MEMBER

(Title)

IN THE PRESENCE OF (witnessed by:)

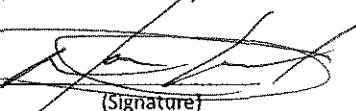

(Signature)

[Redacted Address]

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY


(Signature)

Contracting Officer, GSA