

**SUPPLEMENTAL LEASE AGREEMENT**

Number: 1

Lease Number: GS-09B-02516

Date:

12/28/2010

Address of the Premises: 2302 Martin Street
Suites 300 and 315
Irvine, CA 92612-1466

THIS AGREEMENT made and entered into this date by and between **TPF PARTNERS, AND GENERAL TENANT IN COMMON INVESTORS**

whose address is: 2361 Campus Drive, Suite 280
Irvine, CA 92612-1466

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

Based on this contract requirement, the Government has reviewed the Tenant Improvement (TI) costs and determined that they are fair and reasonable. This supplemental lease agreement represents your Notice to Proceed (NTP) with the construction of the Tenant Improvements (TIs) in the amount of \$287,757.00.

1. The total cost of the TIs is \$287,757.00. This cost includes all tenant improvement costs to build the leased premises, including, but not limited to, all architectural and engineering fees, as well as filing, permit and expediter fees, labor, materials, overhead and profit.
2. Pursuant to Paragraph 3.2 of the SFO, the maximum allowable TI allowance is hereby established at \$292,345.20 to be amortized over five years of the lease at an interest rate of 0%.
3. Any additional change orders after the start of the construction process need to be submitted in writing to the Contracting officer for review and approval. The landlord cannot proceed with the changes unless specified by the Contracting officer. The consolidation of costs will be completed upon acceptance of space through the supplemental lease for beneficial completion establishing the final rent payments.

This SLA serves as the formal notice to proceed for build-out of tenant improvements.

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

LESSOR: **TPF PARTNERS, AND GENERAL TENANT IN COMMON INVESTORS**

BY [Signature]
(Signature)

CFO
(Title)

IN PRESENCE OF

[Signature]
(Signature)

2361 Campus Drive Ste 280 Irvine, CA 92612
(Address)

UNITED STATES OF AMERICA

BY R. Nimmo
(Signature)
ROBERT W. NIMMO

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

(Official Title)