

**SUPPLEMENTAL LEASE AGREEMENT**

Number: 2

Lease Number: GS-09B-02516 **Date:** 2/2/2011

Address of the Premises: 2302 Martin Street
Suites 315 and 330
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 to establish date of beneficial occupancy of the Government leased space as of **January 7, 2011** and adjust the rent based on the amortization of final tenant improvement costs as reflected in SLA #1.

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

I. Paragraph 1, *Premises*, of this lease is amended:

The Lessor hereby leases to the Government the following described premises:
7,886 rentable square feet (r.s.f.), yielding approximately 6,647 ANSI/BOMA Office Area square feet and related space located on the 3rd floor at 2302 Martin Street (Suite 315 - **ITA: 3,994** ABOA SF; Suite 330 - **BIS: 2,653** ABOA SF), together with 20 on-site surface parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

II. Paragraph 2, *Term*, of this lease is amended:

TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning **January 7, 2011 through January 6, 2021**, subject to termination and renewal rights as may be hereinafter set forth.

III. Paragraph 3, *Rent*, of this lease is amended:

The Government shall pay the Lessor annual rent as follows:

For years 1 - 5, annual rent of **\$201,076.61** at the rate of \$16,756.3841666 per month in arrears:

	Annual Rent	Rate/RSF
Shell Rent (including tax)	\$101,413.96	\$12.86
Operating cost	\$42,111.24	\$5.34
Amortization of TI	\$57,551.41	\$7.29792
Full Service Rent	\$201,076.61	\$25.49792

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For years 6 - 10, annual rent of **\$212,922.00** at the rate of \$17,743.50 per month in arrears:

	Annual Rent	Rate/RSF
Shell Rent (including tax)	\$170,810.76	\$21.66
Operating cost	\$42,111.24	\$5.34
Amortization of TI	\$0.00	\$0.00
Full Service Rent	\$212,922.00	\$27.00

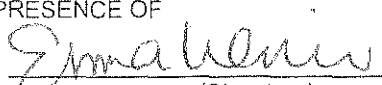
Rent for a lesser period shall be prorated. Rent checks shall be payable to:

TPF Partners
2361 Campus Drive
Suite 280
Irvine, CA 92612-1466

IV. All punch list items shall be completed within 30 (thirty) calendar days of the date of beneficial occupancy.

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

LESSOR: TPF PARTNERS, AND GENERAL TENANT IN COMMON INVESTORS

BY 
(Signature)CFO
(Title)IN PRESENCE OF

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

UNITED STATES OF AMERICA

BY 
(Signature)CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

ROBERT W. NIMMO

(Official Title)