

## SUPPLEMENTAL LEASE AGREEMENT

Number: 3

Lease Number: GS-09B-02516

Date: 2/3/2011

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 modify the Commission and Commission Credit paragraph of the Lease.

**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:

Paragraph 22, *Commission and Commission Credit*, of this Lease is deleted in its entirety and replaced with the following:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$16,756.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED]  
adjusted First Month's Rent

Second Month's Rental Payment \$16,756.38 minus prorated Commission Credit of [REDACTED] equals [REDACTED]  
adjusted Second Month's Rent



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  
(Signature) (Title)

IN PRESENCE OF

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

UNITED STATES OF AMERICA

BY [Signature]  
(Signature)  
ROBERT W. NIMMO

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION

(Official Title)