

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02520	DATE AUG 11 2011	PAGE 1 of 2
ADDRESS OF PREMISES: 2100 Franklin Street, Oakland, CA 94612-3005			

THIS AGREEMENT, made and entered into this date by and between **CIM/OAKLAND CENTER 21, LP**

whose address is 6922 HOLLYWOOD BLVD., STE. 900
LOS ANGELES, CA 90028

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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 11, 2011, as follows:

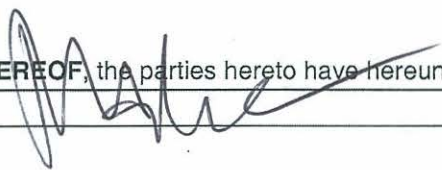
- I. In separate correspondence dated March 11, 2011, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$1,377,823.85. The total costs for tenant improvements are \$1,377,823.85.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$131,017.99, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

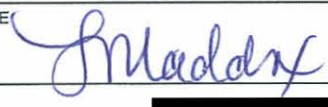

The original invoice should be sent electronically to (www.finance.gsa.gov) and must be sent directly to the GSA Finance Office at the following address:

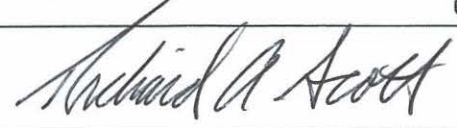
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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

SIGNATURE 		LESSOR
NAME OF SIGNER		Terry Wachsner, Vice President
ADDRESS 6922 Hollywood Blvd., Ste. 900, Los Angeles, CA 90028		

SIGNATURE 		IN PRESENCE OF
NAME OF SIGNER		Lauren Maddox
ADDRESS 		

SIGNATURE 		UNITED STATES OF AMERICA
NAME OF SIGNER		Richard A. Scott
OFFICIAL TITLE OF SIGNER		Leasing Contracting Officer

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Richard Scott
450 Golden Gate Avenue, 3rd Floor East
San Francisco, CA 94102

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- **GSA PDN # 0019844**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit B and Special Requirements.

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.