

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 01

DATE

5/15/2012

ADDRESS OF PREMISES:

5767 West Century Boulevard
Los Angeles, CA 90045

TO LEASE NO. GS-09B-02543

THIS AGREEMENT, made and entered into this date by and between: NF Airport Spectrum Investors, LP

whose address is: 6222 Wilshire Boulevard, Suite 400
Los Angeles, CA 90048-5100

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 by the government as follows:

Supplemental Lease Agreement (SLA) No. 01 is issued to establish beneficial occupancy, the term of the lease, the annual rent for Blocks A and B, to amend the tenant improvement allowance paragraph, and to revise the Lessor's name.

Paragraph 1, 9 and 10 are deleted in their entirety and substituted therefore, and paragraph 25 is added as follows:

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

61,730 rentable square feet (r.s.f), yielding approximately 55,324 ANSI/BOMA Office Area square feet and related space located on the Ground Floor (Suites GF-14 and GF-19) and Third Floor (Suite 3000) at the Airport Spectrum, 5767 West Century Boulevard, Los Angeles, California 90045, together with 80 reserved structured on-site parking spaces, as depicted on the attached Site and Parking Plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

Total square feet of 61,730 rsf/ 55,324 ANSI/BOMA Office Area square feet is separated into Block A and Block B as follows:

Block A: 6,689 rsf/ 5,995 ANSI/BOMA Office Area square feet

Block B: 55,041 rsf/ 49,329 ANSI/BOMA Office Area square feet together with 80 reserved structured on-site parking spaces

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning as follows:

Block A: Effective April 15, 2011 through December 19, 2021.

Block B: Effective December 20, 2011 through December 19, 2021.

All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR: NF Airport Spectrum Investors, LP

BY

(Signature)

Owner: Authorized Signatory
(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

6222 Wilshire Blvd Los Angeles, CA
(Address) 90048

UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service.

BY

(Signature)

Contracting Officer
GSA, PBS, RED