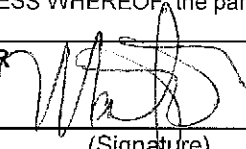
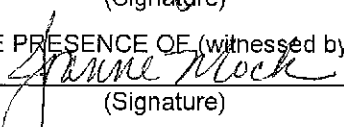
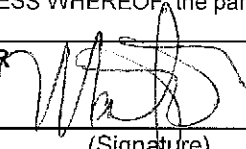
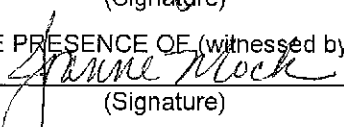
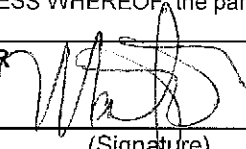
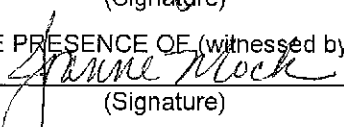
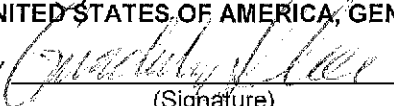
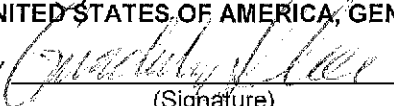
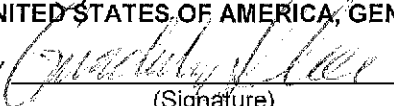


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE <u>2/14/2011</u>				
TO LEASE NO. GS-09B-02575						
ADDRESS OF PREMISES: 770 Paseo Camarillo Camarillo, CA 93010-6095						
<p>THIS AGREEMENT, made and entered into this date by and between 770 Paseo Camarillo, L.P.</p> <p>whose address is: 777 North First Street, Suite 600, San Jose, CA 95112-6337, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to issue a Notice To Proceed to the Lessor for the Tenant Improvement work.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon execution by the Government</u>, as follows:</p> <p>Paragraph 26 is hereby added.</p> <p>"This Supplemental Lease Agreement (SLA) records the Notice to Proceed per SFO Paragraph 3.13.E , Tenant Improvements Price Proposal, <u>effective upon execution by the Government</u>. Lessor agrees to complete Tenant Improvements in accordance with all terms and conditions of the Lease and Government-reviewed Construction Documents for a total cost of \$46,243.00, as presented in the attached 3-page Bid, which shall be amortized in the rent as stated in Lease SF-2 paragraph 17 at a rate of 8.75% per year over the firm term of the Lease. In addition, Lessor shall install new paint, new carpet , new window blinds and related work priced at [REDACTED] to be paid by the Lessor as a concession to the Government in accordance with Lease SF-2 paragraph 17. No additional payments for Tenant Improvements shall be paid unless it is a Change Order approved by the Contracting Officer with a Supplemental Lease Agreement. Following the completion of tenant improvements, the final total cost shall be used to determine the amount of tenant improvements that shall be amortized into the rental rate for Block B. Per SFO Paragraph 5.12.F, Construction of Tenant Improvements, the Lessor shall furnish a detailed construction schedule to the Government within Five (5) days of issuance of the notice to proceed.</p> <p>All other terms and conditions of the lease shall remain in full force and effect. << The remainder of this page is left blank intentionally >></p> <p>IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the above date.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%; vertical-align: top;"> LESSOR <div style="text-align: center;">  BY _____ (Signature) </div> </td> <td style="width: 60%; vertical-align: top;"> _____ Managing Member _____ (Title) </td> </tr> <tr> <td style="vertical-align: top;"> IN THE PRESENCE OF (witnessed by:) <div style="text-align: center;">  _____ (Signature) </div> </td> <td style="vertical-align: top;"> _____ Executive Assistant _____ (Title) </td> </tr> </table>			LESSOR <div style="text-align: center;">  BY _____ (Signature) </div>	_____ Managing Member _____ (Title)	IN THE PRESENCE OF (witnessed by:) <div style="text-align: center;">  _____ (Signature) </div>	_____ Executive Assistant _____ (Title)
LESSOR <div style="text-align: center;">  BY _____ (Signature) </div>	_____ Managing Member _____ (Title)					
IN THE PRESENCE OF (witnessed by:) <div style="text-align: center;">  _____ (Signature) </div>	_____ Executive Assistant _____ (Title)					
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.						
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%; vertical-align: top;"> BY  _____ (Signature) </td> <td style="width: 40%; vertical-align: top;"> _____ Contracting Officer, GSA </td> </tr> </table>			BY  _____ (Signature)	_____ Contracting Officer, GSA		
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