SUPPLEMENTAL LEASE AGREEMENT

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ADDRESS OF PREMISES

7200 Greenleaf Avenue, Suite 200, Whittier, CA, 90602-1367

THIS AGREEMENT, made and entered into this date by and between **MB Investment Group 2, LP** whose address is

9550 Flair Drive, Suite 105
El Monte, CA 91731-2917

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 establish acceptance of the tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 1, 2012, as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to provide beneficial occupancy, and reconcile the Tenant Improvement and Building Specific Security costs into the rent table and broker commission. Therefore, Paragraphs 9, 10, 17, 18 and 23 are hereby deleted and replaced with the following:

9. **TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning on for the term beginning on June 15, 2010 through June 14, 2018, subject to termination rights as may be hereinafter set forth.

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

LESSOR

SIGNATURE	NAME OF SIGNER
	Marc Barmarck
ADDRESS	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
	JOLANTA MAKOWKA
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
Brenda Dang	BRENDA DANG
	OFFICIAL TITLE OF SIGNER LEASE CONTRACTING OFFICER

10. The Government shall pay the Lessor annual rent **commencing February 1, 2012**, as follows:

June 15, 2010 - February 14, 2011	Per RSF	Annual Rent	Monthly Rent
Shell Rent	$ 24.09	$ 212,570.16	$ 17,714.18
Operating Cost	$ 3.85	$ 33,972.40	$ 2,831.03
Building Specific Security	$ -	$ -	$ -
Amortization of TI	$ -	$ -	$ -
Full Service Rent	$ 27.94	$ 246,542.56	$ 20,545.21

February 15, 2011 - January 31, 2012	Per RSF	Annual Rent	Monthly Rent
Shell Rent	$ 24.09	$ 212,570.16	$ 17,714.18
Operating Cost	$ 3.85	$ 33,972.40	$ 2,831.03
Building Specific Security	$ 0.77	$ 6,837.37	$ 569.78
Amortization of TI	$ -	$ -	$ -
Full Service Rent	$ 28.71	$ 253,379.93	$ 21,114.99

February 1, 2012 - June 14, 2015	Per RSF	Annual Rent	Monthly Rent
Shell Rent	$ 24.09	$ 212,570.16	$ 17,714.18
Operating Cost*	$ 3.85	$ 33,972.40	$ 2,831.03
Building Specific Security	$ 0.77	$ 6,837.37	$ 569.78
Amortization of TI	$ 12.71	$ 112,128.17	$ 9,344.01
Full Service Rent	$ 41.42	$ 365,508.10	$ 30,459.00

June 15, 2015 - June 14, 2018	Per RSF	Annual Rent	Monthly Rent
Shell Rent	$ 28.16	$ 248,483.84	$ 20,706.99
Operating Cost*	$ 3.85	$ 33,972.40	$ 2,831.03
Building Specific Security	$ -	$ -	$ -
Amortization of TI	$ -	$ -	$ -
Full Service Rent	$ 32.01	$ 282,456.24	$ 23,538.02

* Amount shown for Operating Cost represents the base cost and is subject to annual adjustment.

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

MB Investment Group 2, LP
Post Office Box 3863
Rancho Santa Fe, California 92067-3863

17. **TENANT IMPROVEMENT ALLOWANCE**: The maximum Tenant Improvement Allowance has been established as **$350,488.43**. The Tenant Improvement Allowance shall be amortized over the remaining firm term of the Lease following acceptance by the Government of the Tenant Improvement work, at an interest rate (amortization rate) of **4.50%** per year.

18. **BUILDING SPECIFIC SECURITY:** The maximum Building Specific [redacted] has been established as [redacted]. The Building Specific Security shall be amortized over the remaining firm term of the Lease following acceptance by the Government of the Building Specific Security work, at an interest rate (amortization rate) of **4.50%** per year.

23. COMMISSION AND COMMISSION CREDIT:
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 10 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 $20,545.21 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent.

Second Month's Rental Payment $20,545.21 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent.

Tenant Improvement construction occurred after rent commencement and hence final adjustments to the Commission and Commission Credit were made after the above two (2) rental months were paid. As a result, the Commission Credit increase of [redacted] due to amortized Tenant Improvements and Building Specific Security shall be applied as indicated in the following schedule for adjusted Monthly Rent:

Twentieth Month's Rental Payment $30,459.00 minus remaining Commission Credit of [redacted] equals [redacted] adjusted Twentieth Month's Rent.

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