

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.  
001TO LEASE NO.  
GS-09B-02587DATE  
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ADDRESS OF PREMISES

Mexport Business Center, LLC, 1754 Carr Rd, Suite 102, Calexico, CA 92231

THIS AGREEMENT, made and entered into this date by and between MEXPORT BUSINESS CENTER, LLC ("LESSOR")

whose address is: 821 KUHN DR. SUITE 100  
CHULA VISTA, CA 91914

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 beneficial occupancy and finalize the annual/monthly rent.

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

Part II, Paragraphs 3, 5, and 6, and Part III paragraph 1, are hereby deleted in their entirety and replaced with the following:

Part II:

3. To have and to hold the said premise for the term beginning September 21, 2011 through September 20, 2021. The Government may terminate this lease in whole or in part at anytime on or after September 21, 2016, by giving at lease sixty (60) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. Amount of Annual Rent:

Years 1-5	\$69,750.86
Years 6-10	\$51,755.07

6. Amount of Monthly Rent:

Years 1-5	\$5,812.57
Years 6-10	\$4,312.92

Part III:

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

Included in your offer shall be a breakdown in rent as follows: These rates shall be incorporated into Part II (Offer) C (Rental):

Annual Rent Per Rentable Square Foot	Years 1-5	Years 6-10
Operating Costs	\$5.23	\$5.23
Shell Rent	\$18.00	\$21.60
Tenant Improvements	\$12.93 (Rounded, inclusive of 7.5% amortization)	\$0.00
Fully Serviced Gross (Total)	\$36.16	\$26.83

The total Tenant Improvement cost amortized into the rent is \$103,720.65.

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

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

MEXPORT BUSINESS CENTER, LLC

SIGNATURE

NAME OF SIGNER

ADDRESS

821 KUHN DRIVE #100, CHULA VISTA CA 91914

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER Larry Becker

OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

RTG/SP