

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 01

DATE 7/15/2011

TO LEASE NO. LCA02588

ADDRESS OF PREMISES: 2437 Enterprise Trail
Imperial, CA 92251-4005

THIS AGREEMENT, made and entered into this date by and between: IV Ventures II

whose address is: 40911 Lake View Drive
Indio, CA 92203-3007

WHEREAS, the parties hereto desire to amend the above lease to issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs 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 April 26, 2011 as follows:

Paragraph 27, 28 and 29 are hereby added:

"27. Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$669,869.41, inclusive of all management and architectural fees."

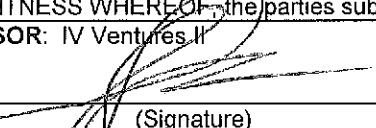
"28. The total cost for Tenant Improvements in the amount of \$669,869.41 exceeds the tenant improvement allowance of \$424,811.00, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$245,058.41. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.12F of the Solicitation for Offers 9CA2356, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$245,058.41 pursuant to Paragraph 29, herein. The Lessor hereby waives restoration as a result of all improvements."

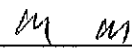
Continued on Sheet 1

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

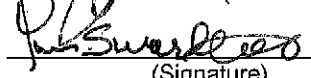
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.


LESSOR: IV Ventures II

BY  (Signature)

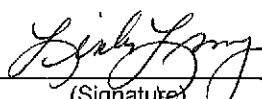
 (Title)

IN THE PRESENCE OF (witnessed by:)

 (Signature)

 (Address)

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

BY  (Signature)

Contracting Officer
GSA, PBS, RED

Lessor

Government