

**Supplemental Lease Agreement**  
Number 003

Lease Number: GS-09B-02626

Date:

~~8-29-2012~~

9/4/2012

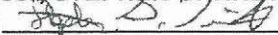
**ADDRESS OF PREMISES:**SIERRA PROFESSIONAL POINT CENTRE  
2926 G STREET  
MERCED, CA 95340THIS AGREEMENT, made and entered into this date by and between: **TINETTI REALTY GROUP**  
whose address is:2930 G STREET  
MERCED, CA 95340

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

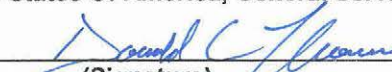
**WHEREAS**, the parties hereto desire to amend the above Lease to **establish beneficial occupancy** with the commencement of rent for the space occupied.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:**Paragraphs 9 and 10 of the SF-2 have been deleted in their entirety and replaced with the following:****"9. TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning August 27<sup>th</sup>, 2012 through August 26<sup>th</sup>, 2022, subject to termination and renewal rights as may be hereinafter set forth."**"10.** For years (1-5), the Government shall pay the Lessor \$28.69 per RSF annum or an annual rent of \$ 239,018.12 (comprised of \$105,137.22 for shell, \$ 53,901.57 for operating costs and \$ 79,979.33 for tenant improvements) at the rate of \$ 19,918.03 per month in arrears. The Government shall pay the Lessor \$336,592.96 amortized at 7.00% over five (5) years. For years (6-10), the Government shall pay the Lessor \$20.66 per RSF annum or an annual rent of \$ 172,118.46 (comprised of \$ 118,216.89 for shell and \$ 53,901.57 for operating costs) at the rate of \$ 14,343.20 per month in arrears. Rent for a lesser period shall be prorated.

	Per Annum (8/27/12-8/26/17)	Per Annum (8/27/17-8/26/22)
Shell Rate	\$ 12.62	\$ 14.19
TI Rental Rate	\$ 9.60	\$ -
Operating Cost Rate	\$ 6.47	\$ 6.47
Full Serviced Rate	\$ 28.69	\$ 20.66

Rent checks shall be made payable to:

TINETTI REALTY GROUP  
2930 G STREET  
MERCED CA 95340**All other terms and conditions remain in full force and effect.****IN WITNESS WHEREOF**, the parties subscribed their names as of the above date.**Lessor, STEPHEN G. TINETTI / TINETTI REALTY GROUP**By   
(Signature)COWNER  
(Title)

In Presence of

  
(Signature)2930 G ST - MERCED, CA 95340  
(Address)**United States Of America, General Services Administration, Public Buildings Service.**  
(Signature)Donald C. Thomas  
(CONTRACTING OFFICER)