

**Supplemental Lease Agreement
Number 4**

Lease Number: GS-09B-02636 **Date:** 3/8/12

150 Almaden Blvd., San Jose, CA 95113-2023

THIS AGREEMENT, made and entered into this date by and between PARK CENTER PLAZA INVESTORS, L.P.

whose address is 770 TOWNSHIP LINE ROAD
 SUITE 150
 YARDLEY, PA 19067-4231

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 issue an amended Notice to Proceed; incorporate and order additional Tenant Improvements which exceed the tenant improvement allowance; provide for Lump Sum Payment of a portion of the tenant improvement costs which exceed the tenant improvement allowance; and establish Beneficial Occupancy.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 25, 2012 as follows:

Paragraphs 9, 27, and 28 are hereby deleted in its entirety and replaced with the following:

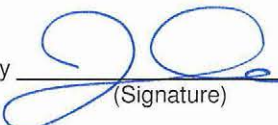
9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on January 25, 2012 through January 24, 2027, subject to termination rights as may be hereinafter set forth."

"27. NOTICE TO PROCEED: 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 \$1,435,375.33 inclusive of all management and architectural fees."

"28. The total cost for Tenant Improvements in the amount of \$1,435,375.33 exceeds the tenant improvement allowance of \$792,757.02 and will be paid by amortizing \$792,757.02 in the rent in accordance with Paragraph 17, and paying \$642,618.31 in a lump sum amount. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.11 of the Solicitation for Offers (SFO), 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 \$642,618.31 pursuant to Paragraph 29 herein. The Lessor hereby waives restoration as a result of all tenant improvements."

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

Lessor, PARK CENTER PLAZA INVESTORS, L.P.

By 
(Signature)

V.P.
(Title)

In Presence of


(Signature)

1801 Century Park East, Suite 1240, Los Angeles CA 90067
(Address)

United States Of America, General Services Administration, Public Buildings Service.


(Signature)

LEASE CONTRACTING OFFICER
(Official Title)