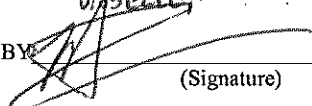
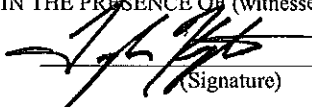

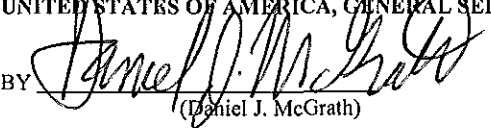


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <u>3/30/2011</u>
TO LEASE NO. GS-09B-02684		
ADDRESS OF PREMISES: 15835 Monte Street Units 101D and 102D Sylmar, CA 91342		
THIS AGREEMENT, made and entered into this date by and between SCPWE I, LLC whose address is: 2945 Honolulu Avenue La Crescenta, CA 91214-3912 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
<p>WHEREAS, the parties hereto desire to amend the above Lease to issue a Notice to Proceed Construction, establish the Tenant Improvement Cost Overage, and provide for Lump Sum Payment of the Tenant Improvement Cost Overages.</p> <p>THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 25, 26, and 27 have been added to the lease as follows:</p>		
<p>25. NOTICE TO PROCEED: Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable. A Notice to Proceed is hereby issued for the construction of Tenant Improvements at a total cost not to exceed \$210,020.00 inclusive of all management and architectural fees.</p> <p>26. TENANT IMPROVEMENT COST OVERAGE:</p> <p>A. The total cost for the Tenant Improvements in the amount of \$210,020.00 exceeds the Tenant Improvement Allowance of \$74,503.27. As a result of the Tenant Improvement costs exceeding the Tenant improvement allowance and per paragraph 22 of the SF-2, the Tenant Improvement Cost Overage shall be \$22,328.00. The Lessor has agreed to pay the remainder of the Tenant Improvement Cost Overage in the amount of \$113,188.73 (\$210,020 - \$74,503.27 TIA - \$22,328.00 Government Contribution = \$113,188.73 Lessor contribution). The Government hereby orders this overage to be included as an addition to the Tenant Improvement Allowance and shall be paid via lump sum.</p> <p>B. The total cost for work outside the original scope of work, and captured in the Construction Documents, totals \$43,474.00. The Government hereby orders this additional scope of work to be included as an addition to the Tenant Improvement Allowance and shall be paid by via lump sum.</p> <p>C. The total Tenant Improvement Cost Overage to be paid via lump sum, as listed in paragraphs A and B above, is \$65,802.00 (\$22,328.00 + \$43,474.00 = \$65,802.00).</p>		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
<p>LESSOR: SCPWE I, LLC</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>BY <u></u> (Signature)</p> </div> <div style="width: 45%;"> <p><u>President</u> (Title)</p> </div> </div> <p>IN THE PRESENCE OF (witnessed by:)</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><u></u> (Signature)</p> </div> <div style="width: 45%;"> <p> (Address)</p> </div> </div>		
<p>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>BY <u></u> (Daniel J. McGrath)</p> </div> <div style="width: 45%;"> <p><u>Contracting Officer, GSA</u></p> </div> </div>		