

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-09B-02706	DATE October 17, 2011	PAGE 1 of 2
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ADDRESS OF PREMISES
22690 Cactus Avenue, Moreno Valley, CA 92553-9024

THIS AGREEMENT, made and entered into this date by and between MCC VENTURE L.P., A CALIFORNIA LIMITED PARTNERSHIP

whose address is 6011 Bristol Parkway
CULVER CITY, CA 90230-6601

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 order tenant improvements 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 June 07, 2011, as follows:

- I. In separate correspondence dated 06/07/2011, the Government has issued a Notice to Proceed for the Tenant Improvements in the amount of \$890,144.31 (\$47.13 per ABOA). The total costs for tenant improvements are \$936,220.00. The Lessor has agreed to pay \$438,544.31 toward the tenant improvements paid directly to Contractors prior to the use of the Government's amortized funds. The Tenant Improvement Allowance shall be \$420,731.76 (\$22.28 rounded per ABOA) amortized over 120 months at 8.00% payable monthly at the rate of \$5,104.64 per month or \$61,255.65 annually (\$2.84 per RSF / \$3.24 per ABOA) and the annual rent payment identified in Paragraph 3 of this lease will be adjusted accordingly. The Government hereby orders the balance of \$76,943.93.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$76,943.93, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.
- III. The Lessor shall complete all construction and deliver the space not later than September 05, 2011.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

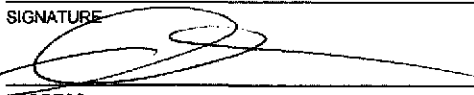
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

PS0022017

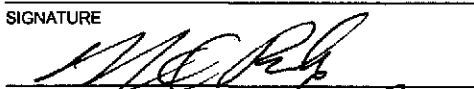
Continued on Page 2

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


LESSOR: MCC VENTURE L.P., A CALIFORNIA LIMITED PARTNERSHIP

SIGNATURE 	NAME OF SIGNER Thomas Spear
ADDRESS 6011 Bristol Parkway Culver City CA 90230	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Martha D. Ruby
ADDRESS 6011 Bristol Parkway Culver City CA 90230	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Vonzel James
OFFICIAL TITLE OF SIGNER Lease Contracting Officer	

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Vonciel James, GSA CONTRACTING OFFICER
General Services Administration
300 North Los Angeles Street, Suite 4100
Los Angeles, CA 90012

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # *PS 0022017*

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR

& 
GOVT

INITIALS: 
LESSOR
GOVT