

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT 10

DATE

12/07/2011

TO LEASE NO. GS-09B-02706

ADDRESS OF PREMISES: 22690 March Memorial Drive, 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.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 16, 2011, as follows: This supplement is to establish beneficial occupancy, commencement, termination dates and changes the street address of the premises. Paragraph 1, 3, 4, and 9 are deleted in their entirety and the following is substituted therefore:

"1. The Lessor hereby leases to the Government the following described premises:

21,550 rentable square feet (r.s.f.), yielding approximately 18,887 ANSI/BOMA Office Area square feet and related space located on the 3RD floor at 22690 March Memorial Drive, Moreno Valley, CA 92553-9024 together with two (2) onsite reserved surface parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

"3. The Government shall pay the Lessor annual rent on a monthly basis in arrears as follows for:

Years 1 through 5 annual rent of \$546,939.00 at the rate of \$45,578.25 per month;
Years 6 through 10 annual rent of \$646,284.50 at the rate of \$ \$53,857.04 per month;
Years 11 through 15 annual rent of \$717,830.50 at the rate of \$ \$59,819.21 per month

Rent for a lesser period shall be prorated.

Rent shall be payable to: MCC VENTURE L.P., 6011 Bristol Parkway, Culver City, CA 90230-6601"

"4. The government may terminate this lease at any time after the tenth (10th) year of this lease by giving at least 90 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of the mailing."

"9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning September 16, 2011, through September 15, 2026, subject to termination and renewal rights AS MAY BE HEREINAFTER SET FORTH."

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: MCC Venture L.P., a California limited partnership

BY

(Signature)

IN THE PRESENCE OF (witnessed by:)

(Signature)

CEO

(Title)

Property Management Associates
6011 Bristol Parkway
Culver City, CA 90230

(Address)

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

BY

(Signature)

Contracting Officer
GSA, PBS, RED