



GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
Number 04

DATE

AUG 15 2011

TO LEASE NO. GS-09B-02714

ADDRESS OF PREMISES: S16 Industry Way
Imperial, CA 92251-7501

THIS AGREEMENT, made and entered into this date by and between NSHE CA Heat LLC – c/o Karen Admani,

Whose address is:

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; and to adjust the annual rent:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended effective upon execution by the Government as follows:

Paragraphs 9 & 10 of Lease LCA02714 are hereby deleted in their entirety and the following are substituted therefore:

"9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on July 15, 2011 through July 14, 2021, subject to termination rights as may be hereinafter set forth."

"10. The Government shall pay the Lessor annual rent as follows:

- Beginning July 15, 2011 and continuing through July 14, 2012, annual rent of \$283,560.00 at the rate of \$23,630.00 per month in arrears.
- Beginning July 15, 2012 and continuing through July 14, 2013, annual rent of \$307,020.00 at the rate of \$25,585.00 per month in arrears.
- Beginning July 15, 2013 and continuing through July 14, 2014, annual rent of \$316,200.00 at the rate of \$26,350.00 per month in arrears.
- Beginning July 15, 2014 and continuing through July 14, 2015, annual rent of \$330,480.00 at the rate of \$27,540.00 per month in arrears.
- Beginning July 15, 2015 and continuing through July 14, 2016, annual rent of \$343,740.00 at the rate of \$28,645.00 per month in arrears.
- Beginning July 15, 2016 and continuing through July 14, 2021, annual rent of \$329,460.00 at the rate of \$27,455.00 per month in arrears.

-Continued on Sheet Number 1, attached hereto-

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

LESSOR: NSHE CA Heat LLC – c/o Karen Admani

BY [Signature]
(Signature)

Lessor
(Title)

IN THE PRESENCE OF (witnessed by:)

Mohamed J. Admani
(Signature)

[Redacted]
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY [Signature]
(Signature)

Contracting Officer, GSA