

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
1

DATE

April 21, 2011

TO LEASE NO. **GS-09B-02731**

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ADDRESS OF PREMISES Park Haven Business Center
3350 Shelby Street
Ontario, CA 91764-4884

THIS AGREEMENT, made and entered into this date by and between Chippewa Enterprises, Inc.

whose address is 13245 Riverside Drive, 6th Floor
Sherman Oaks, CA 91423-5625

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 as of May 31, 2011 and establish the final rental rates.

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

I) Part II – Offer - Section B. Term, 3., of this lease is hereby amended:

TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning **May 31, 2011 through May 30, 2021**. The Government may terminate this lease in whole or in part at any time on or after the fifth year of the lease by giving 90 days written notice 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 mailing.

II) Part II – Offer – Section C. Rental, 5 and 6 of this lease is hereby amended:

5. AMOUNT OF ANNUAL RENT

\$42,823.80 for years 1-5 (\$22.20 per rentable square foot comprised of \$16.14 for shell and \$6.06 for operating expenses)

\$46,855.41 for years 6-10 (\$24.29 per rentable square foot comprised of \$18.23 for shell and \$6.06 for operating expenses)

6. RATE PER MONTH

\$3,568.65 for years 1-5

\$3,904.62 for years 6-10

III) Short Form Lease Amendments To Lease NO. GS-09B-02731 1.5.C Broker Commission and Commission Credit (NOV 2005)

C. For purposes of price evaluation, the Commission Credit shall be treated as a deduction from the rent in accordance with the "Price Evaluation" paragraph in the SUMMARY section of this SFO. The amount of the commission paid to GSA's Broker shall not be considered separately as part of this price evaluation since the value of the commission is subsumed in the gross rent rate.

Adjusted monthly rent payments (application of commission credit):

The commission credit shall be applied in equal monthly amounts against the rental payments over the minimum number of months that will not exceed the monthly rental of the SFO. The commission credit shall begin in month one (1) of the Lease. The monthly rent is \$3,568.65. The commission credit is calculated as follows:

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

LESSOR
CHIPPEWA ENTERPRISES, INC.

BY

(Signature)

President

(Title)

IN PRESENCE OF

(Signature)

13245 Riverside Drive, 6th Fl
Sherman Oaks, CA 91423

(Address)

UNITED STATES OF AMERICA

BY

Megan Stefani

Contracting Officer, General Services Administration

(Official Title)

TOTAL RENT: Years 1-5: \$42,823.80 x 5 = \$214,119.00
TOTAL FIRM TERM: \$214,119.00

Total Commission:
GSA Credit:
Jones Lang LaSalle:

[REDACTED] MPT(b)(4) [REDACTED]
[REDACTED]
[REDACTED]

The monthly rent adjusted for the total GSA commission credit of [REDACTED] is as follows:

Rent Period	Scheduled Monthly Rent	Commission Credit	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$3,568.65	[REDACTED]	[REDACTED]	[REDACTED]
Month 2	\$3,568.65	[REDACTED]	[REDACTED]	[REDACTED]

The Lessor agrees that the commission of [REDACTED] is due and payable to Jones Lang LaSalle pursuant to that certain Broker Commission Agreement dated August 30, 2010.

All other terms and conditions of the lease shall remain in force and effect.

LESSOR

UNITED STATES OF AMERICA

BY



(Initial)

BY



(Initial)