

Supplemental Lease Agreement
Number 1

Lease Number: GS-09B-02758

Date:

MAY 16, 2011

Centrum North, 1120 W. La Veta Avenue, Orange, California 92868-4231

THIS AGREEMENT, made and entered into this date by and between 4128 WILSHIRE LLC, whose address is 4751 Wilshire Boulevard, Suite 110, Los Angeles, California 90010-3838, 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 correct the annual rental amount for months 121 – 180.

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

Paragraph 10 of the lease is deleted in its entirety and replaced with the following:

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

- For months 1 and 2, free rent.
- For months 3 through 120, annual rent of \$469,828.80 at the rate of \$39,152.40 per month in arrears.
- For months 121 through 180, annual rent of \$475,422.00 at the rate of \$39,618.50 per month in arrears.
- Rent for a lesser period shall be prorated. Rent shall be payable to:

4128 Wilshire LLC
4751 Wilshire Boulevard
Suite 110
Los Angeles, California 90010-3838

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, 4128 Wilshire LLC

By

(Signature)

(Title)

In Presence of

(Signature)

(Address)

United States Of America, General Services Administration, Public Buildings Service.

(Signature)

(Official Title)