

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02798	DATE 12/14/2011	PAGE 1 of 2
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ADDRESS OF PREMISES

760 Cypress Avenue, Suite 300, Redding, California 96001-2732

THIS AGREEMENT, made and entered into this date by and between, **REDDING CIVIC PLAZA GROUP, LLC**whose address is 6450 LOCKHEED DRIVE
REDDING, CALIFORNIA 96002-9000hereinafter 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 November 28, 2011. The lease is hereby amended as follows:

Paragraphs 3, 9, 15, and 20 are hereby deleted in their entirety and following substituted therefore:

"3. The Government shall pay the Lessor, upon establishment of beneficial occupancy, annual rent of \$54,323.36 at the rate of \$4,526.95 per month in arrears for years 1 through 5 and annual rent of \$45,955.80 at the rate of \$3,829.65 per month in arrears for years 6 through 12. Rent for a lesser period shall be prorated. Rent shall be paid through Electronic Funds Transfer and payable to:

Redding Civic Plaza Group, LLC
6450 Lockheed Drive
Redding, CA 96002-9000"

"9. **TO HAVE AND TO HOLD** beginning on November 28, 2011 and continuing through November 27, 2023, subject to termination and renewal rights as may be hereinafter set forth."

"15. **TENANT IMPROVEMENT ALLOWANCE**: The total actual Tenant Improvement costs are \$57,595.45 which shall be amortized over the 5 year firm term of the lease agreement at an interest rate (amortization rate) of 7.0% per year."

[CONTINUED ON PAGE 2]**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.**LESSOR**

SIGNATURE 	NAME OF SIGNER DAVID E. JENSEN LES MELBURG
ADDRESS 6450 LOCKHEED DR., REDDING, CA 96002-9000	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Chris Haedrich
ADDRESS 358 HARTNELL #1A, REDDING, CA 96062	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER MERLIN E. NYGREN
	OFFICIAL TITLE OF SIGNER Contracting Officer, GSA, PBS

"20. COMMISSION AND COMMISSION CREDIT:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$4,526.95 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent

Second Month's Rental Payment \$4,526.95 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent"

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty (30) calendar days after the date of execution by the Government.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]