

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE
AGREEMENT 2

DATE

2/7/2013

TO LEASE NO. GS-09B-02842

ADDRESS OF PREMISES

5521 Grosvenor Blvd.
Los Angeles, CA 90066-6992

THIS AGREEMENT, made and entered into this date by and between **Gros Investments Los Angeles Properties, LLC.**

whose address is

Gros Investments Los Angeles Properties, LLC
[REDACTED]
[REDACTED]

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease and establish the date for beneficial occupancy and commencement of rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to establish the beneficial occupancy date, and modify the following: annual rent and reimbursable tenant improvement allowance, effective upon execution of this Supplemental Lease Agreement (SLA) by the Government.

Paragraph 9, and 10 are deleted in their entirety and the following substituted therefore:

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning January 10, 2013 through January 9, 2028, subject to termination rights as may be hereinafter set forth.

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

CONTINUED ON SHEET 1

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

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

LESSOR: **Gros Investments Los Angeles Properties, LLC.**

BY

(Signature)

Gwen

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

4549 ALLA RD #15
MOR CA 90292

(Address)

UNITED STATES OF AMERICA

BY

Contracting Officer
GSA, PBS, RED

SHEET NUMBER 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT
NUMBER 2 TO LEASE NUMBER GS-09B-02842

PERIOD	YEARS	SHELL	OPERATING*	T.I.**	TOTAL ANNUAL
1/10/2013 – 1/9/2015	1 through 2	\$419,512.50	\$170,775.00	\$59,681.07	\$649,968.57
1/10/2015 – 1/9/2018	3 through 5	\$463,050.00	\$170,775.00	\$59,681.07	\$693,506.07
1/10/2018 – 1/9/2023	6 through 10	\$516,375.00	\$170,775.00	\$59,681.07	\$746,831.07
1/10/2023 – 1/9/2028	11 through 15	\$598,725.00	\$170,775.00	\$0.00	\$769,500.00

- * Operating Costs subject to annual CPI adjustments
- ** Tenant Improvement Allowance of \$433,133.98 amortized for years 1 through 10 only, at an annual interest rate of 6.75%
- Rent shall be paid monthly in arrears.
- Rent for a lesser period shall be prorated. Rent shall be payable to:

Gros Investments Los Angeles Properties, LLC
4549 Alla Road, Apt 5
Marina Del Rey, CA 90292-6338

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

Initials: M & V.G.
Lessor Government