

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. <b>1</b>	TO LEASE NO. <b>GS-09B-02857</b>	DATE <b>1/25/2012</b>	PAGE <b>1 of 1</b>
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ADDRESS OF PREMISES  
4090 TRUXEL ROAD, SACRAMENTO CA 95834-3725

THIS AGREEMENT, made and entered into this date by and between

TRUXEL OFFICE VENTURE LLC.

whose address is

4540 DUCKHORN DRIVE, STE 100  
SACRAMENTO, CA 95834-2679

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 increase the rentable and usable square footage, reestablish the rental schedule and correct the Lessor's address.

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

Paragraphs 1 and 3 are hereby amended:

Paragraph 20 has been added:

1. The Lessor hereby leases to the Government the following described premises:  
9,211 rentable square feet (r.s.f.), yielding approximately 8,576 ANSI/BOMA Office Area square feet and related space located at the VANIR BUILDING, 4090 TRUXEL ROAD, SACRAMENTO, CA 95834-3725 together with NINE (9) reserved onsite surface parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. The actual floor and suite number to be occupied by the Government will be established by Supplemental Lease Agreement for Beneficial Occupancy.
3. The Government shall pay the Lessor annual rent in arrears in accordance with the following schedule:

Year 1 (Months 1-6)			Year 1 (Months 7-12)		
	Monthly Rent	Monthly Rate / RSF		Monthly Rent	Monthly Rate / RSF
Shell Rental Rate	\$0.69	\$6,309.54	0.6	\$1.37	\$12,619.07
T.I Rental Rate	\$0.65	<del>\$5,963.10</del>	0.6	\$0.65	<del>\$5,963.10</del>
Operating Cost	\$0.18	\$1,692.53	0.6	\$0.37	\$3,385.04
Full Service Rate	\$1.52	<del>\$13,965.17</del>	0.6	\$2.39	<del>\$21,967.21</del>
Years 2 - 5			Years 6 - 10		
	Annual Rent	Annual Rate / RSF		Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$16.44	\$151,428.84		\$16.55	\$152,442.05
T.I Rental Rate	\$7.92	\$72,971.35	\$	\$	\$
Operating Cost	\$4.41	\$40,620.51		\$4.41	\$40,620.51
Full Service Rate	\$28.77	\$265,020.70		\$20.96	\$193,062.56

*Handwritten notes:*  
\$6,080.94  
\$14,083.01  
\$22,085.05

Actual rent will be established by a Supplemental Lease Agreement upon delivery of the space and the Government's acceptance of beneficial occupancy. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

TRUXEL OFFICE VENTURE LLC.  
4540 DUCKHORN DRIVE, STE 100  
SACRAMENTO CA, 95834-2679

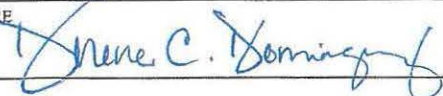
Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. As of January 1, 1999, all rental payments MUST be made by Electronic Funds Deposit. All other terms and conditions of the Lease shall remain in force and effect.

20. The Lessor has changed his address as follows:


TRUXEL OFFICE VENTURE LLC.  
4540 DUCKHORN DRIVE, STE 100  
SACRAMENTO CA, 95834-2679

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


## LESSOR

SIGNATURE 	NAME OF SIGNER Dorene C. Dominguez
ADDRESS 4540 Duckhorn Drive, Ste. 100, Sacramento, CA 95834	

## IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Patricia Green
ADDRESS 4540 Duckhorn Drive, Ste. 100, Sacramento, CA 95834	

## UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Regina Nickerson
OFFICIAL TITLE OF SIGNER	