GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-09B-02860
ADDRESS OF PREMISES 2409 LA BRUCHERIE ROAD IMPERIAL, CA 92251-9592	PDN Number:

THIS AMENDMENT is made and entered into between: IMPERIAL INDUSTRIAL GROUP, LTD

whose address is: 12675 Danielson Court, Suite 414
Poway, CA 92064

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 authorize and incorporate Change Order 2 and include Exhibits C and D for Change Orders 1 & 2, respectively.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

Paragraph 23 is hereby added.

23. **CHANGE ORDERS:** On July 2, 2013, a NTP was issued for the construction of TI's for Block B for a TI cost of $211,597.58. Subsequently, Change Order 1, Exhibit C, was approved for $63,574.07, the total of which to be paid via a lump sum payment. Change Order 2, Exhibit D, is approved for **$26,456.55** and is hereby authorized and incorporated into the TI cost. The Government hereby orders the total revised excess balance in the amount of $90,030.62 pursuant to the following:

Upon completion, inspection and acceptance of the work for Change Order 2 identified herein, the Lessor shall submit for Lump Sum Payment, one original and one copy of the invoice for the Lump Sum Payment. The PDN Number, provided separately, must be annotated on the invoice. The original invoice, in an amount not to exceed **$90,030.62** ($63,574.07-CO1; $26,456.55-CO2) shall be submitted via the GSA Finance website at www.finance.gsa.gov.

A copy of the invoice shall be simultaneously submitted to the GSA Contracting Officer at: GSA, Real Estate Acquisition Division, 333 W. Broadway, Suite 1001, San Diego, CA 92101. A proper invoice must include the invoice date, name of the Lessor as shown on the Lease, Lease contract number, building address, and a description, price and quantity of the items delivered, and, if the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

This Lease Amendment contains 1 page and Exhibits C & D.

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 below date.

FOR THE LESSOR:

Signature: [signature]
Name: Paul R. Engh
Title: General Partner
Date: 11-4-2013

FOR THE GOVERNMENT:

Signature: Lawrence C. Becker
Name: Lawrence C. Becker
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: NOV 05 2013

WITNESSED FOR THE LESSOR BY:

Signature: Michelle R. Snyder
Name: Michelle L. Snyder
Title: Project Manager
Date: 11-4-2013