GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 7/19/2012
	TO LEASE NO. GS-09B-02860	

ADDRESS OF PREMISES: 2409 La Brucherie Road
Imperial, CA 92251-9592

THIS AGREEMENT, made and entered into this date by and between **IMPERIAL INDUSTRIAL GROUP, LTD.**

Whose address is: 7825 Fay Avenue, Suite 250
La Jolla, CA 92037

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 Establish Beneficial Occupancy; and to Adjust Rent to Reflect Actual Tenant Improvement Costs;

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

Paragraphs 3 and 9 are deleted in their entirety, and the following paragraphs 3 and 9 are substituted therefore.

"3. The Government shall pay the Lessor annual rent of $233,261.30 ($20.39 per rsf) at the rate of $19,438.44 per month in arrears for Years 1 – 10 of the Lease including $221,564.00 Amortized over the full term. Rent for a lesser period shall be prorated.

Years	Shell Rate RSFPY (rentable square foot per year)	TI Amortization 0%	Services RSFPY	Total Rent RSFPY	Total Monthly Rent	Total Annual Rent
1-10	$13.45	$1.94	$5.00	$20.39	$19,438.44	$233,261.30

Rent payments shall be made payable to:

IMPERIAL INDUSTRIAL GROUP, LTD.
7825 Fay Avenue, Suite 250
La Jolla, CA 92037

Prior to final occupancy and commencement of rent, Lessor shall sign up for electronic funds transfer."

"9. TO HAVE AND TO HOLD: the Premises with their appurtenances for the term beginning July 18, 2012 through July 17, 2022, subject to termination rights as may be hereinafter set forth. "

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.

IMPERIAL INDUSTRIAL GROUP, LTD.

BY _____ General Partner
(Signature) (Title)

IN THE PRESENCE OF (witnessed by:)

Michelle Snyder 7825 Fay Ave. #250, La Jolla, CA 92037
(Signature) (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY _____ Contracting Officer, GSA
(Signature)