| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE<br>SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL LEASE AGREEMENT 1 | DATE<br>10/11/2012 |
|---|---|---|
| | TO LEASE NO. GS-09B-02907 | |

ADDRESS OF PREMISES

**550 N. Brand Boulevard**
**Suite 1150**
**Glendale, CA 91203-1900**

THIS AGREEMENT, made and entered into this date by and between **550 North Brand Owner's Corporation**,

whose address is **550 N. Brand Blvd #1655**
**Glendale, CA 91203-3927**

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 September 1, 2012 through August 31, 2022, 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 hreto have hereunto subscribed their names as of the date first written above.

**LESSOR: 550 North Brand Owner's Corporation**

BY _____ (Signature)

Authorized Signatory (Title)

[redacted]

IN THE PRESENCE OF (witnessed by)

_____ (Signature)

(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 1 TO LEASE NUMBER GS-09B-02907

| Period | Year | Annual Shell Rent | Annual Operating Expense | Reimbursable TI Allowance | Annual Parking Rent | Total Annual Rent | Monthly Rent |
|---|---|---|---|---|---|---|---|
| 9/1/2012 - 3/31/2013 | Mo. 1-7 | $0.00 | $0.00 | $18,551.41 | $0.00 | $18,551.41 | $2,650.20 |
| 4/1/2013 - 8/31/2013 | Mo. 8-12 | $40,790.08 | $39,398.45 | $13,251.01 | $0.00 | $93,439.54 | $18,687.91 |
| 9/1/2013 - 8/31/2014 | 2 | $97,896.18 | $94,556.28 | $31,802.42 | $0.00 | $224,254.88 | $18,687.91 |
| 9/1/2014 - 8/31/2016 | 3 & 4 | $103,769.95 | $100,229.66 | $31,802.42 | $8,640.00 | $244,442.03 | $20,370.17 |
| 9/1/2016 - 8/31/2018 | 5 & 6 | $109,996.15 | $106,243.44 | $31,802.42 | $8,640.00 | $256,682.01 | $21,390.17 |
| 9/1/2018 - 8/31/2019 | 7 | $116,595.92 | $112,618.04 | $31,802.42 | $8,640.00 | $269,656.38 | $22,471.37 |
| 9/1/2019 - 8/31/2020 | 8 | $116,595.92 | $112,618.04 | $0.00 | $8,640.00 | $237,853.96 | $19,821.16 |
| 9/1/2020 - 8/31/2022 | 9 & 10 | $123,591.67 | $119,375.12 | $0.00 | $8,640.00 | $251,606.79 | $20,967.23 |

- First seven (7) months of occupancy are rent free (shell and operating).
- Parking provided at an annual rate of $1,440 per reserved, structured space. Total of six (6) spaces provided. First 24 months are free.
- Rent shall be paid monthly in arrears.
- Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**550 North Brand Owner's Corporation**
**550 North Brand Blvd, Suite 1655**
**Glendale, CA 91203-3927**

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

Initials: _____ & _____.
Lessor Government