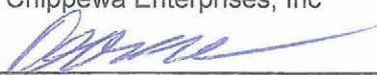
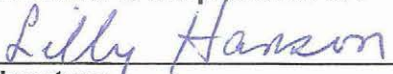
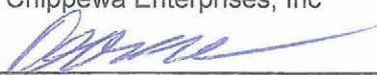
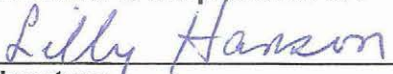
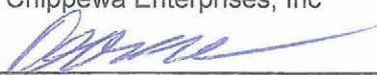
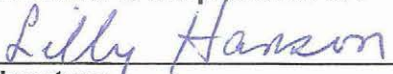








GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT Number 5	DATE <u>10/24/12</u>								
ADDRESS OF PREMISES: 3801 University Avenue, Riverside, CA 92501-3200										
<p>THIS AGREEMENT, made and entered into this date by and between Chippewa Enterprises, Inc. whose address is 13245 Riverside Drive, 6th Floor, Sherman Oaks, CA 91423-5625 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to establish the date of beneficial occupancy of the Government leased space, and to establish the dates for which the Government may terminate the Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 19, 2012, as follows:</p> <p>To accomplish this, paragraphs 2, 4, and 9 of the lease are hereby deleted in their entirety and replaced with the following:</p> <p style="text-align: center;">See Attachment (Page 2)</p> <p>IN WITNESS WHEREOF, the parties subscribe their names as of the above date.</p>										
<table style="width: 100%; border: none;"> <tr> <td colspan="2" style="border-bottom: 1px solid black;">BY: Chippewa Enterprises, Inc</td> </tr> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">  Signature Donald C. Parker Printed Name </td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;"> President Title </td> </tr> </table> <table style="width: 100%; border: none;"> <tr> <td colspan="2" style="border-bottom: 1px solid black;">Witnessed in the presence of :</td> </tr> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">  Signature Lilly Hanson, Controller Printed Name </td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;"> 13245 Riverside Dr. , 6th Fl (Address) Sherman Oaks, CA 91423 City, State, Zip </td> </tr> </table>			BY: Chippewa Enterprises, Inc		 Signature Donald C. Parker Printed Name	President Title	Witnessed in the presence of :		 Signature Lilly Hanson, Controller Printed Name	13245 Riverside Dr. , 6th Fl (Address) Sherman Oaks, CA 91423 City, State, Zip
BY: Chippewa Enterprises, Inc										
 Signature Donald C. Parker Printed Name	President Title									
Witnessed in the presence of :										
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**Supplemental Lease Agreement No. 5
LCA02929**

3801 University Avenue
Riverside, CA 92501-3200

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 10 years beginning upon the substantial completion of the space, of which has been established as October 19, 2012, through October 18, 2022, subject to termination rights as forth herein.

4. The Government may terminate this Lease, in whole or in part, at any time on or after October 18, 2017 upon ninety (90) calendar days prior written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

- For 10/19/2012 through 10/18/2017, annual rent of **\$345,067.11** at the rate of **\$28,755.59** per month in arrears:

	Annual Rent	Rate/RSF
Shell Rent (including tax)	\$211,994.40	\$22.80
Operating Cost	\$ 46,582.98	\$ 5.01
Amortization of TI	\$ 86,489.73	\$ 9.301972
Full Service Rent	\$345,067.11	\$37.111972

- For 10/19/2017 through 10/18/2022, annual rent of **\$282,752.18** at the rate of **\$23,562.68** per month in arrears:

	Annual Rent	Rate/RSF
Shell Rent (including tax)	\$236,169.20	\$25.40
Operating Cost	\$ 46,582.98	\$ 5.01
Amortization of TI	\$ 0.00	\$ 0.00
Full Service Rent	\$282,752.18	\$30.41

- Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**Chippewa Enterprises, Inc.
13245 Riverside Drive, 6th Floor
Sherman Oaks, CA 91423-5625**

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payment will be made retroactively, no monies whatsoever are due under this agreement until thirty (30) calendar days after the date of execution by the Government.

All other terms and conditions remain in full force and effect.

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