

**LEASE AMENDMENT**

LEASE AMENDMENT NO. 3	TO LEASE NO. GS-09B-02935	DATE December 21, 2012	PAGE 1 of 2
ADDRESS OF PREMISES Cortez Office Center, 321 Cortez Circle, Camarillo, CA 93012			

THIS AGREEMENT, made and entered into this date by and between **Camarillo Property Development, LLC** whose address is

Attn: Lawrence P. Coassin  
280 Trumbull Street  
Hartford, Connecticut 06103-3509

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

**WHEREAS**, final inspection was performed on **November 27, 2012**, and the space was accepted as substantially complete subject to completion of punch-list items;

**WHEREAS**, the parties hereto desire to amend the above Lease to establish date of beneficial occupancy of the Government leased space as of November 27, 2012, commence rental payments, establish final TI cost, amortize TI cost, and adjust the commission credit.

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

Paragraphs 2, 4, and 17 are hereby deleted in their entirety and replaced with the following:

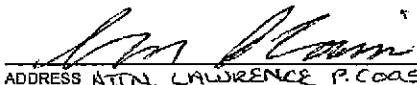
"2. TO HAVE AND TO HOLD the said Premises with their appurtenances beginning on November 27, 2012, through November 26, 2022, subject to termination rights set forth below."

"4. The Government may terminate this lease in whole or in part effective November 27, 2017, by giving at least thirty (30) days 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."

(Continued on Page 2)

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

**LESSOR: Camarillo Property Development, LLC**

SIGNATURE 	NAME OF SIGNER LAWRENCE P. COASSIN
ADDRESS ATTN: LAWRENCE P. COASSIN 280 Trumbull St Hartford CT 06103	

**IN PRESENCE OF**

SIGNATURE 	NAME OF SIGNER LYNN E. DOMBRAUSKAS
ADDRESS	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER JAMES VALK
OFFICIAL TITLE OF SIGNER LEASE CONTRACTING OFFICER	

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**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF LEASE AMENDMENT NO. 3 TO LEASE #GS-09B-02935**

**"17. TENANT IMPROVEMENT ALLOWANCE:** Tenant Improvements (TIs) were inspected and determined to be substantially complete on November 27, 2012. The final Tenant Improvement Allowance has been established to be \$751,929.98 and will be amortized over the firm term (months 1 through 60) at an annual interest rate (the amortization rate) of seven percent (7.0%). Pursuant to Paragraph 4 of this Lease, the Government shall not be required to make any additional TI payments after November 26, 2017."

Following Government execution of this Lease Amendment #3, per Paragraph 30 of this lease the Lessor shall submit an invoice for Lump-sum payment of 1) TIs exceeding the TI Allowance in the amount of \$1,269,106.01 approved in Lease Amendment #1 and 2) change orders 1 through 5 in the amount of \$69,599.09 approved in Lease Amendment #2 for a total amount not to exceed \$1,338,705.11. The invoice will reference GSA PS #0024837.

**Paragraph 24, Commission and Commission Credit, is revised as follows.** The Commission Credit is [REDACTED]

**Paragraph 31 is added hereto.**

**"31. Completion of TI Punch-list.** By December 14, 2012, Lessor shall make the corrections contained on the attached TI Construction Punch-list.

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

INITIALS:  LESSOR  
GOVT

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