

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE

6/13/2012

TO LEASE NO.  
GS-09B-02935

ADDRESS OF PREMISES, Cortez Office Center, 321 Cortez Circle, Camarillo, CA 93012

THIS AGREEMENT, made and entered into this date by and between:

whose address is: Camarillo Property Development, LLC  
280 Trumbull Street  
Hartford, Connecticut 06103-3509

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

WHEREAS, the parties hereto desire to amend the above Lease to correct the firm term to amortize the Tenant Improvement costs and issue the Notice to Proceed to the Lessor for the Tenant Improvements and provide for Lump Sum payment procedures for the costs which exceed the Tenant Improvement Allowance.

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

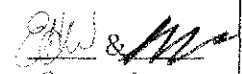
**Paragraph 17 is hereby deleted in its entirety and replaced as follows:**

**17. TENANT IMPROVEMENT ALLOWANCE:** The maximum Tenant Improvement Allowance has been established by Paragraph 3.2, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance shall be amortized over the five (5) year firm term of the lease agreement at an interest rate (amortization rate) of seven percent (7%) per year.

**Paragraphs 27 and 28 are hereby added as follows:**

**27. Notice to Proceed:** This SLA records the Notice to Proceed with Tenant Improvements effective upon execution by the Government of this SLA 1. The Lessor agrees to complete the Tenant Improvements in accordance with all terms and conditions of the Lease and Government reviewed Construction Drawings for a total cost of \$2,021,036.00. \$751,929.98 (\$47.134080/ABOA) is amortized in the rent as stated in lease Paragraph 17 at a rate of 7% over the 60 month firm term of the Lease. The Government shall make a lump sum payment for the remaining \$1,269,106.02 of the Tenant Improvement costs per Lease Paragraph 29. No additional payments for Tenant Improvements shall be paid unless it is a Change Order approved by the Contracting Officer with a Supplemental Lease Agreement.

~Continued on page 2 of 2~

  
Govt Lessor

28. Upon completion and acceptance of the Tenant Improvements identified herein, the Lessor shall submit for a Lump Sum Payment, one original and one copy of the invoice for the Lump Sum Payment. Lessor shall contact the GSA Contracting Officer for the "PS Number," which must be annotated on the invoice. The original invoice, in an amount not to exceed \$1,269,106.02 shall be submitted via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov).

A copy of the invoice shall be simultaneously submitted to GSA at:

GSA, Real Estate Acquisition Division  
401 W. Washington Street  
SPC 25, Suite 180  
Phoenix, AZ 85003

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.

LESSOR Camarillo Property Development, LLC

BY [Signature] Manager  
(Signature) (Title)

IN PRESENCE OF [Signature] \_\_\_\_\_  
(Signature) (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY [Signature] Lease Contracting Officer  
(Signature) (Official Title)