

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 13

DATE

10/12/2011

TO LEASE NO GS-09B-02392

ADDRESS OF PREMISES: 41 Paseo De Yucatan, Rio Rico, AZ 85648 (Block A) and address 57 Paseo de Yucatan (Block B), Rio Rico AZ 85648

THIS AGREEMENT, made and entered into this date by and between **Nogales Imperial, LLC**,
whose address is 7825 Fay Ave, Suite 250, La Jolla, CA 92037-4259

P 30021875

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 authorize Change Order 7.

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 27 and 28 are hereby deleted and replaced as follows:

27. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum Payment, one original and one copy of the invoices for the three (3) Lump Sum Payments. Lessor shall contact the GSA Contracting Officer for the "PS Number," which must be annotated on the invoices. An original invoice, in an amount not to exceed **\$30,584.81** and an original invoice, in an amount not to exceed [REDACTED] and an original invoice, in an amount not to exceed [REDACTED] shall be submitted via the GSA Finance website at www.finance.gsa.gov.

A copy of the invoices shall be simultaneously submitted to GSA at: GSA, Real Estate Acquisition Division, 401 West Washington Street, Suite 170, Phoenix, AZ 85003.

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

LESSOR: Nogales Imperial, LLC

BY

(Signature)

IN PRESENCE OF

(Signature)

Paul R. Engh, Managing Member

(Print Name and Official title)

Michelle Snuder, Project Manager

(Print Name and Official title)

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

BY

(Signature)(Official title)


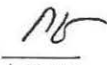
Contracting Officer

28. The following Change Orders are authorized by the Government and included in the lump sum invoice total cost in Paragraph 27:

| C.O. # | Date Authorized | Description | Amount |
|-----------|--------------------------|---|-------------|
| 5 | 8/9/2011 | Install mirrors in Fitness Room | ████████ |
| 5 | 8/9/2011 | Install ██████████ | ████████ |
| 5 | 8/9/2011 | Install Additional ██████████ | ████████ |
| 5 | 8/9/2011 | Install ██████████ on windows | ████████ |
| 5 | 8/9/2011 | Install and provide patch cords for tele./data | ████████ |
| 5 | 8/9/2011 | Add semi rigid epoxy to concrete floor joints | ████████ |
| 5 | 8/9/2011 | Relocate 2 t-stats | ████████ |
| 5 | 8/9/2011 | Superintendent for Change Orders | ████████ |
| 5 | 8/9/2011 | Contractor Profit | ████████ |
| 5 | 8/9/2011 | Sales Tax | ████████ |
| 5 | 8/9/2011 | Developer Project Management | ████████ |
| 5 | 8/9/2011 | Developer Overhead/Profit | ████████ |
| 5 | 8/9/2011 | Total Lump Sum Cost for Change order | \$30,584.81 |
| 6 | Upon execution of SLA 12 | Hardware upgrade – Total lump sum cost for change order #6 | ████████ |
| 7 | Upon execution of SLA 13 | Security System Upgrade- Total Lump Sum for change order #7 | ████████ |

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

AV

 &

Govt Lessor