

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 2

DATE 8 Sept. 2011

TO LEASE NO. GS-09B-02403

ADDRESS OF PREMISES 19809 Prairie Street, Chatsworth, CA 91311-6504

THIS AGREEMENT, made and entered into this date by and between 3300 WESIX, LLC
whose address is

3424 Wilshire Blvd., Suite 1200, Los Angeles, CA 90010-2263

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 issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraphs 26, 27, and 28 are hereby added:

"26. NOTICE TO PROCEED

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$3,407,382.64, inclusive of all management and architectural fees."

"27. The total cost for Tenant Improvements in the amount of \$3,407,382.64 exceeds the tenant improvement allowance of \$1,979,442.83, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$1,427,939.81 The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.14F of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,427,939.81 pursuant to paragraph 27, herein. "

Continued on Sheet No. 1

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: ~~WESIX, LLC~~ 3300 wesix, LLC 8

BY [Signature]
(Signature)

David Lee, Director of JPB Partners, Inc.,
(Title)
Managing Member of 3300 wesix, LLC

BY _____
(Signature)

(Title)

IN THE PRESENCE OF (witnessed by:)

[Signature]
(Signature)

3424 WILSHIRE BLVD, #1200
(Address)
Los Angeles, CA 90010

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY [Signature]
Sherry Shirkey

Lease Contracting Officer _____