

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT (SLA) No. 6	DATE 5/22/14
	TO LEASE NO. GS-09B-01939	

ADDRESS OF PREMISES  
3265 Lakewood Blvd,  
Long Beach, CA 90808-1733

THIS AGREEMENT, made and entered into this date by and between AP-Long Beach Airport LLC, A Delaware Limited Liability Company.

whose address is 14770 Firestone Boulevard, Suite 206  
La Mirada, CA 90638

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

WHEREAS, the parties hereto desire to amend the above Lease and establish the date, terms, and conditions for early occupancy and commencement of rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to establish the early occupancy date, and modify the following: annual rent, tenant improvement allowance, and reconcile the balance for any Liquidated Damages, and incomplete work, effective upon execution of this Supplemental Lease Agreement (SLA) by the Government.

Paragraphs 42, 43, 44 and 45 are added. Paragraphs 9 and 10 are deleted in their entirety and the following substituted therefore:

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning May 20, 2014 through May 19, 2034, subject to termination rights as may be hereinafter set forth.

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

CONTINUED ON SHEET 1

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



to have hereunto subscribed their names as of the date first written above.

C, A Delaware Limited Liability Company

CEO  
\_\_\_\_\_  
(Title)

14770 Firestone Blvd, La Mirada, CA  
\_\_\_\_\_  
(Address)

Contracting Officer  
GSA, PBS, RED

Initials: A & ml  
Lessor Government

SHEET NUMBER 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT  
NUMBER 6 TO LEASE NUMBER GS-09B-01939

Period (months)	Annual Shell Rent	Annual Operating Expense	*Annual TI Reimbursement	Total Annual Rent	Total Monthly Rent
5/20/2014 To 11/19/2014	\$0.00	\$0.00	\$124,188.23	\$124,188.23	\$10,349.02
11/20/2014 To 5/19/2024	\$733,125.00	\$386,745.00	\$124,188.23	\$1,244,058.23	\$103,671.52
5/20/2024 To 5/19/2034	\$1,118,490.00	\$386,745.00	\$124,188.23	\$1,629,423.23	\$135,785.27

- \* Tenant Improvement Allowance of \$1,237,269.60 amortized for years 1 through 20 at a rate of 8%.
- Rent shall be paid monthly in arrears.
- Rent for a lesser period shall be prorated. Rent shall be payable to:

AP-Long Beach Airport LLC  
14770 Firestone Boulevard, Suite 206  
La Mirada, CA 90638

**42. Early Occupancy**

The Government, by request of Lessor, has performed inspections of the Premises on the following dates:

- November 27, 2013
- December 11, 2013
- January 6, 2014
- March 4, 2014
- April 2, 2014 (Exhibit A)

Each inspection resulted in a determination that the Premises was not substantially complete. An Inspection Report (GSA Form 1204) was provided to Lessor after every inspection and noted the incomplete work and deficiencies observed, as of the date of the report.

The Government has provided Lessor with sufficient time and opportunity to finish the scope of work as defined by the Lease and cure deficiencies; which Lessor has not. In the best interest of both parties, the Government has proposed to take Early Occupancy of the Premises. Early occupancy will allow the Government to take full control of the Premises and have full rights as with a typical occupancy as defined by this Lease. Upon early occupancy, rent will commence, payment for complete tenant improvements will be ordered, and Lessor delays subject to Liquidated Damages will cease.

The Inspection Report (GSA Form 1204) dated April 2, 2014 reflects the most recent inspection and cites the observed incomplete work and deficiencies, as of that date.

CONTINUED ON SHEET NUMBER 2

Initials:    A    &    kad     
Lessor                      Government

