



GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT
Number 02
TO LEASE NO. GS-09B-LCA02893

DATE

3-18-2014

ADDRESS OF PREMISES: 41240 12th Street West, Palmdale, CA 93551

THIS AGREEMENT, made and entered into this date by and between M-14 Development, LLC

Whose address is: 1805 West Avenue K, Suite 201B
Lancaster, CA 93534

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

Supplemental Lease Agreement (SLA) No. 2 is issued to establish beneficial occupancy.

Accordingly the following paragraphs have been deleted in their entirety:

- GSA Form L201A – "Lease Term" on Page 1 of Lease No. GS-09B-LCA02893
- GSA Form L201A – "1.04 Termination Rights (Simplified) (Sept 2011) on Page 4 of Lease No. GS-09B-LCA02893
- Exhibit A – "Rows 10, 11, 12, and 13"
- Exhibit B – "Rows 10, 11, 12, 13, and 14"

The Following paragraphs are substituted therefore:

"LEASE TERM

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 11, 2014 through March 10, 2024 subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA."

"1.04 TERMINATION RIGHTS

The Government may terminate this Lease, in whole or in part, at any time after March 10, 2019, by providing not less than 60 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the required notice period of the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

"RENT AND OTHER CONSIDERATION

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Eff. 03/11/2014 – 03/10/2019	Eff. 03/11/2019 – 03/10/2024
	ANNUAL RENT	ANNUAL RENT
BUILDING SHELL RENT	\$19,739.65	\$32,019.05
*TURNKEY TENANT IMPROVEMENT RENT	\$20,959.43	\$0
**BSAC (BUILDING SPECIFIC AMORTIZED CAPITAL)	\$5,275.04	\$0
OPERATING RENT	\$16,155.30	\$19,842.55
FULL SERVICE RATE	\$62,129.42	\$51,861.60

*The total Tenant Improvements is \$103,722.13 of which \$88,207.73 will be amortized into the rent at 7% for years 1 through 5 and the remaining balance of \$15,514.40 will be paid via lump sum through SLA 1

**The BSAC amount of \$22,200 has been amortized at a rate of 7% per annum for years 1 through 5."

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: M-14 Development, LLC

[Redacted Signature]

President

(Title)

[Redacted Address]

1805 West Ave K # 201B Lancaster CA 93534

(Address)

[Redacted Signature]

GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

Contracting Officer, GSA