

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. **12**

DATE
10/24/13

TO LEASE NO. GS-09B-02918

ADDRESS OF PREMISES: 225 West Broadway, Glendale, CA 91204-1331

THIS AGREEMENT, made and entered into this date by and between: **AG/ Cambra 225 Broadway, LLC**

whose address is: **245 Park Avenue
New York, NY 10167-0002**

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 for Tenant Improvements which exceed the Tenant Improvement Allowance (TIA).

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:

Supplemental Lease Agreement (SLA) No. **1** is issued to document the Notice to Proceed for Tenant Improvements in the amount of **\$865,502.72**.

"1.15 Notice to Proceed

A. Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed **\$865,502.72**, inclusive of all management and architectural fees.

B. The total cost for Tenant Improvements in the amount of **\$865,502.72** exceeds the tenant improvement allowance of **\$527,995.97**. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$337,506.75** pursuant to Paragraph 1.15.C, herein. The Lessor hereby waives restoration as a result of all improvements.

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

LESSOR: **[REDACTED]**, LLC

BY: **[REDACTED]**

[Signature]
(Title)

IN THE PRESENCE OF (Witnesses): **[REDACTED]**

[REDACTED]

UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service

BY: **[REDACTED]**

Contracting Officer
GSA, PBS, READ

VJD

SHEET NO. 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NUMBER GS-09B-02918

C. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$337,506.75, upon receipt of government approved invoice.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
Post Office Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Veronica Gonzalez
300 North Los Angeles Street, Suite 4100
Los Angeles, California 90012

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PS #

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

D. The Lessor hereby waives restoration as a result of all improvements. Unless the Government has removed such items from the premises, the Lessor shall repair and maintain such items provided by the Lessor in accordance with this Lease Agreement GS-09B-02918. If, after the lease term or any extensions, or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.

LESSOR INITIAL: _____
GOV'T INITIAL: VJD