

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT No. 2

DATE

11/7/2013

TO LEASE NO. GS-09B-02919

ADDRESS OF PREMISES: 20433 Nordhoff Street, Chatsworth, CA 91311

THIS AGREEMENT, made and entered into this date by and between: **Richard Coulter**

whose address is: **12653 Osborne Street, Suite 26  
Pacoima, CA 91331**

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. 2 is issued to document the Notice to Proceed for Tenant Improvements in the amount of **\$772,677.45**.

**"1.11 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 \$772,677.45, inclusive of all management and architectural fees.

B. The total cost for Tenant Improvements in the amount of \$772,677.45 exceeds the tenant improvement allowance of \$573,347.94. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$199,329.51 pursuant to Paragraph 1.11.C, herein. The Lessor hereby waives restoration as a result of all improvements.

*Continued on Page 2 of 2*

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.

[Redacted Signature]

Owner  
(Title)

IN [Redacted]

[Redacted]

[Redacted Signature]

Services Administration, Public Buildings Service

Contracting Officer  
GSA, PBS, READ

**SHEET NO. 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NUMBER GS-09B-02919**

C. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$199,329.51**, 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

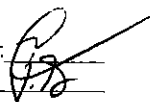
A proper invoice must include the following:

- 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 PDN #

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-02919. 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: \_\_\_\_\_

Handwritten initials for the Lessor and the Government, written over the initial lines.