SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES
1839 Water Street, San Diego, CA 92101

THIS AGREEMENT, made and entered into this date by and between SAN DIEGO UNIFIED PORT, whose address is 3165 Pacific Coast Highway San Diego, CA 92101

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

WHEREAS, the parties hereto desire to establish the Vessel Berth Area by removing the water square footage and limiting berth area to pier and land only. The reduction in water square footage does not reduce the annual rent as specified in Lease No. GS-09B-02948, GSA Form L201A; Supplemental Lease Agreement No. 1, GSA Form 276; and this Supplemental Lease Agreement No. 2, GSA Form 276, effective immediately upon execution by the Government March 5, 2014.

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

Paragraphs 1.01 and 1.03 are deleted in their entirety and the following substituted therefore.

PARAGRAPH 1.01 The Lessor hereby leases to the Government the following described premises:

10,400 rentable square feet (r.s.f.), yielding approximately 10,400 ANSI/BOMA Office Area square feet and related space located at 1839 Water Street, San Diego, CA 92101 (the "Premises"), together with twenty (20) onsite reserved surface parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. The Premises is as follows:

| *Pier Length: | 260 Usable Linear Feet |
| Off Pier Laydown Space: | 2,700 USF |
| Warehouse Space: | 7,400 USF |
| Office Space: | 300 USF |
| Government Reserved Parking Spaces: | 20 Spaces |
| *Vessel Berth Area (Boat Dock): | N/A |

*Pier Length and Vessel Berth Area are not included in calculating the rentable square feet total.

Continued on Page 2.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

Joel Valenzuela, Director
Maritime Operations

ADDRESS
3165 Pacific Coast Highway
San Diego, CA 92101

IN PRESENCE OF
Isabel Ortega, Asset Mgr., Maritime

UNITED STATES OF AMERICA

JOHN A. BOY
OFFICIAL TITLE OF SIGNER LCO

AUTHORITIES:

GSA FORM 276 (REV. 8/2006)

GSA FORM 276 (REV. 8/2006) BACK
**PARAGRAPH 1.03** In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent, payable in monthly installments in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of Building Shell and Improvements specified in the Lease, and the Agency Specific Requirements (ASR), all taxes of any kind, and all operating costs. Rights to parking areas will be deemed included in the rent. Rent shall be as follows:

<table>
<thead>
<tr>
<th></th>
<th>Years 1-5</th>
<th>Years 6-10</th>
<th>Years 11-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell</td>
<td>$150,000.00</td>
<td>$156,000.00</td>
<td>$162,240.00</td>
</tr>
<tr>
<td>Op. Cost</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TI</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$150,000.00</strong></td>
<td><strong>$156,000.00</strong></td>
<td><strong>$162,240.00</strong></td>
</tr>
</tbody>
</table>

*Rent shall not be adjusted for changes in taxes or operating costs.*

All other terms and conditions remain in full force and effect.