THIS AGREEMENT, made and entered into this date by and between 888 Tower, LP, a California Limited Partnership

whose address is: 888 South Figueroa Street, Suite 1900, Los Angeles, CA 90017-5324

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; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

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

Paragraphs 25, 26, and 27 are hereby added:

"25. NOTICE TO PROCEED

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed $440,484.42, inclusive of all management and architectural fees."

<table>
<thead>
<tr>
<th>Cost Breakdown</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Improvement Cost</td>
<td>$334,549.50</td>
</tr>
<tr>
<td>General Contractor Fee</td>
<td>$ 50,182.43</td>
</tr>
<tr>
<td>A/E fees</td>
<td>$ 7,600.00</td>
</tr>
<tr>
<td>Other Lessor soft costs</td>
<td>$ 27,177.04</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>$419,508.97</strong></td>
</tr>
<tr>
<td>Lessor Fee</td>
<td>$ 20,975.45</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$440,484.42</strong></td>
</tr>
</tbody>
</table>

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

888 South Figueroa Street, Suite 1900, Los Angeles, CA 90017-5324

CONTRACTING OFFICER

Form 276
"26. The total cost for Tenant Improvements in the amount of $440,484.42 exceeds the tenant improvement allowance of $358,873.40 ($50.15/ABOASF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of $81,611.02. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.10F of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon substantial completion, inspection, and acceptance of the tenant improvements, the Government shall reimburse the Lessor in a lump sum payment in the amount of $81,611.02 pursuant to Paragraph 27, herein. The Lessor hereby waives restoration as a result of all improvements in accordance with Paragraph 23 of the Standard Lease Form and Paragraph 5.14 of the Solicitation for Offers."

"27. Upon substantial completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed $81,611.02 shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)  
PO BOX 17181  
Fort Worth, TX 76102

Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at www.finance.gsa.gov

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Division – Los Angeles  
Attention: Linda Luong  
300 N. Los Angeles St., Ste 4100  
Los Angeles, CA 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 reasonable description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

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

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

Initials: [Signature]
Lessor & Government