

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. GS-09B-02988 DATE 10/29/2013 PAGE 1 of 1

ADDRESS OF PREMISES
290 N. D Street, Suite 900, San Bernardino, 92401

THIS AGREEMENT, made and entered into this date by and between VANIR TOWER BUILDING, INC

whose address is 290 NORTH D STREET, SUITE 900
SAN BERNARDINO, CA 92401

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 the said Lease is amended effective upon execution of the Government, as follows:

Supplemental Lease Agreement (SLA) No. 2 is issued to increase the annual rent due to commencement of tenant improvements:

Accordingly, Paragraph 2 is deleted in its entirety and the following substituted therefore:

2. RENT AND OTHER CONSIDERATION (JUN 2012)

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

TERM EFFECTIVE	SHELL*	OPERATING**	TI***	TOTAL ANNUAL
August 20, 2013 to September 19, 2013	\$197,999.76	\$56,695.42	\$0	\$254,695.18
September 20, 2013 to August 19, 2016	\$197,999.76	\$56,695.42	\$21,214.15	\$275,909.33
August 20, 2016 to August 19, 2018	\$197,999.76	\$56,695.42	\$0	\$254,695.18

*Shell rent (Firm Term) calculation: \$15.96 per RSF multiplied by 12,406 RSF

**Operating Costs rent calculation: \$4.57 per RSF multiplied by 12,406 RSF

***The total TI cost of \$55,023.40 will be amortized into the rent at 8% interest through August 19, 2016

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Vanir Tower Building, Inc.
 290 N. D Street, Suite 900
 San Bernardino, CA 92408

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

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

VANIR TOWER BUILDING, INC.

NAME OF SIGNER
 Dorene C. Dominguez, President

San Bernardino, CA 92401

IN PRESENCE OF

NAME OF SIGNER
 Patricia Green

ADDRESS Vanir Tower, City Hall Plaza, San Bernardino, CA 92401

UNITED STATES OF AMERICA

SIGN [Redacted] NAME OF SIGNER Veronica Gonzalez
 OFFICIAL TITLE OF SIGNER Contracting officer

AUTH
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