

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-03084	DATE 12-18-2013	PAGE 1 of 1
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ADDRESS OF PREMISES
44811 Date Avenue, Lancaster, CA 93534

THIS AGREEMENT, made and entered into this date by and between ACCR, INC.

whose address is 43535 GADSDEN AVENUE, UNIT B
LANCASTER, CA 93534

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. 1 is issued to establish the beneficial occupancy date:

Accordingly, Page 1 of the GSA form L201A, Lease Term and paragraph 1.04 are deleted and has been replaced with paragraph 1 as follows:

1. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 20, 2013 and continuing through November 19, 2023, subject to termination after November 19, 2018 by giving at least 30 days notice in writing to the Lessor. No rent shall accrue after the effective date of termination.

Accordingly, Section 1.03, paragraph A of GSA form L201A is deleted in its entirety and has been replaced with paragraph 2 as follows:

2. RENT AND OTHER CONSIDERATION (JUN 2012)

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
November 20, 2013 to November 19, 2018	\$33,829.33	\$22,409.58	\$11,322.74	\$67,561.65
November 20, 2018 to November 19, 2023	\$38,907.76	\$26,628.17	\$0	\$65,535.93

*Shell rent (Firm Term) calculation: \$12.59 per RSF multiplied by 2,687 RSF

**Operating Costs rent (Firm Term) calculation: \$8.34 per RSF multiplied by 2,687 RSF

***The total TI cost of \$50,000.00 will be amortized into the rent at 5% interest through November 19, 2018

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

ACCR, Inc.
43535 Gadsden Avenue, Unit B
Lancaster, CA 93534

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

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

SIGNATURE		ACCR, INC.	
		(president) for ACCR INC	
ADDRESS		NAME OF SIGNER	
43535 Gadsden Ave #B Lancaster CA 93534		Rami M. Boudjed	
SIGNATURE		IN PRESENCE OF	
		NAME OF SIGNER	
ADDRESS		NAME OF SIGNER	
44811 Date Ave #A Lancaster CA 93534		Claudia Boudjed	
SIGNATURE		UNITED STATES OF AMERICA	
		NAME OF SIGNER	
ADDRESS		OFFICIAL TITLE OF SIGNER	
44811 Date Ave #A Lancaster CA 93534		Veronica Gonzalez Lease Contracting Officer	