

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT 1

DATE

JAN 31 2011

TO LEASE NO. GS-09B-02475

ADDRESS OF PREMISES 100 West Liberty, Reno, NV 89501-1962

THIS AGREEMENT, made and entered into this date by and between CHAWIN PROPERTIES, LLC

Whose address is: 525 University Avenue
Suite 1400
Palo Alto, California 94310-1910

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 by the Government, as follows: To provide Notice to Proceed with Construction of improvements as outlined in Exhibit "B", to establish the tenant improvement construction cost and to order tenant improvements which exceed the tenant improvement allowance. The costs for the tenant improvements (TIs) and lump sum items are as described below in Paragraphs 24, 25, and 26 which are hereby added.

"24. In accordance with the above referenced contract, the Government as of January 19, 2011 hereby issues Notice to Proceed with the construction of Tenant Improvements in the amount of \$734,780 in the space under lease.

"25. Pursuant to the SF-2 for the above referenced contract, the breakdown of Tenant Improvements and Allowances (by way of allowance & lump sum payment) established at this time, and obligated at this time are as follows:

The total tenant improvement price is established as \$922,631 per Exhibit B. The tenant improvements in the amount of \$734,780 are hereby ordered per this supplemental lease agreement.

The Lessor will provide an allowance of \$214,285.34 to be amortized into the rent at a rate of 7% over the 5 year firm term of the lease. The Government will provide a lump sum payment of \$520,494.66 to the Lessor upon satisfactory completion and acceptance of the space for buildout."

"26. In the event the Government cannot secure additional lump-sum funding in the amount of \$187,851 for the Scope of Work identified in Exhibit B, "Total Scope Reductions" and issue a subsequent SLA approving a change order for the balance of work required for actual occupancy, pursuant to Paragraph 3.14.G & 3.14.H, the Government hereby acknowledges that the successful completion of the items as outlined in the attached Exhibit B (with the exclusion of items under "Total Scope Reductions" in Exhibit B) will constitute "substantial completion" for rental commencement purposes."

The above referenced costs are subject to adjustment based on the final, actual scope of work for the buildout. Any additional items added to the current scope of work must be incorporated by way of a subsequent SLA and/or formally approved by the Contracting Officer via written correspondence.

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

[Redacted] their names as of the above date.

VICE PRESIDENT

(Title)

IN THE PRESENCE OF (witnessed by)

525 UNIVERSITY AVE, PALO ALTO, CA 94301

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE