

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO 4

DATE:

JUL 18 2011

TO LEASE NO. GS-09B-02475

ADDRESS OF PREMISES Museum Tower, 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, CA 94301-1910

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 add Paragraph 22 to the lease to make a lump sum payment for the tenant improvement overage and agency directed change orders.

Paragraph 22 is added to the lease as follows:

"22. The total tenant improvement amount to be paid by the Government is \$922,631.00. The tenant improvement amount to be amortized in the lease rental payments is \$209,969.76, which has been amortized over the five (5) year firm term of the lease at an interest rate of 7% per year. In accordance with Section 1.11, Tenant Improvements Rental Adjustment (MAR 2007), the Government shall make a lump sum payment to the Lessor for the tenant improvement overage and associated change orders in the amount of \$728,079.24. The Notice to Proceed with construction of the tenant improvements was issued on January 19, 2011.

The Tenant Improvement Overage:

TI Construction Cost	\$ 922,631.00
Deduct Amortized TI	\$ 209,969.76
TI Overage Total	\$ 712,661.24

The Tenant Improvement Change Orders:

Change Order No. 1	\$ -1,865.00
Change Order No. 2	\$ 1,865.00
Change Order No. 3	\$ 573.00
Change Order No. 4	\$ 4,383.00
Change Order No. 5	\$ 6,748.00
Change Order No. 6	\$ 1,436.00
Change Order No. 7	\$ 2,278.00
Change Order Total	\$15,418.00

Tenant Improvement Overage	\$712,661.24
Tenant Improvement Change Orders	\$ 15,418.00
Lump Sum Payment	\$728,079.24

The lump sum payment is authorized under Reimbursable Work Authorizations Numbers N1204119 and A0617024. No GSA Broker fee shall be paid by the Lessor with respect to the above \$728,079.24.

All remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the

VP

(Title)

525 UNIVERSITY AVE #1400
PALO ALTO CA 94301

(Address)

CONTRACTING OFFICER
GSA, PBS, RED