

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02084	DATE JAN 14 2011	PAGE 1 of 2
---------------------------------------	------------------------------	---------------------	----------------

ADDRESS OF PREMISES
Yuma Commerce Center, Building D, 7102 East 30th Street, Yuma, AZ 85365-6547

THIS AGREEMENT, made and entered into this date by and between **INGOLD FAMILY INVESTMENTS, LLC** a California limited liability company

whose address is 202 SOUTH 1ST AVENUE
YUMA, AZ 85364-2365

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 establish beneficial occupancy, correct the annual/monthly rents in Paragraph 3, increase the Operating Costs, correct the NTP amount, and authorize and incorporate Change Orders 1-12.

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

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

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning November 20, 2010, through November 19, 2020, in accordance with the Paragraph entitled "Inspection of Premises" herein, subject to termination and renewal rights set forth in Paragraph 4 of the Lease.

Paragraph 3 is deleted in its entirety and the following substituted therefore:

3. The Government shall pay the Lessor, upon establishment of beneficial occupancy, total annual rent as follows:

November 20, 2010 through November 19, 2015, annual rent of \$233,050.64 at the rate of \$19,420.89 per month in arrears;
November 20, 2015 through November 19, 2020, annual rent of \$180,388.62 at the rate of \$15,032.39 per month in arrears.
Rent for a lesser period shall be prorated. Rent shall be payable to: Ingold Family Investments, LLC
202 South 1st Avenue, Yuma, AZ 85364-2365

Total annual rates consist of: Shell rate for Block A is \$15.59/rsf for years 1 through 5; \$17.15/rsf for years 6 through 10; Shell rate for Block B is \$5.73/rsf for years 1 through 10. Tenant Improvement (TI) amortization is \$6.420625/rsf. TI allowance is \$259,287.80 amortized at 8% for 5 years.

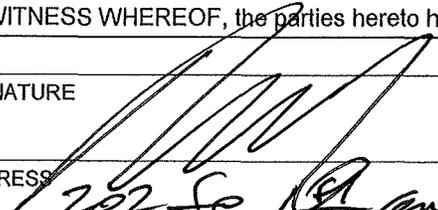
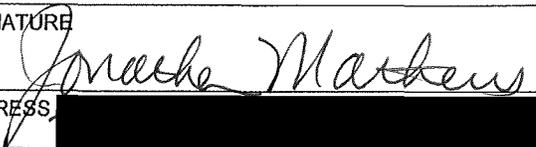
Paragraph 10 is deleted in its entirety and the following substituted therefore:

10. Operating Cost: Pursuant to Paragraph 3.6, "Operating Costs", the base rate for purposes of operating cost escalation is established at \$4.86 per rentable square foot per annum (\$47,754.36/year) for both Blocks A & B.

Paragraph 21 is deleted in its entirety and not replaced.

Continued on Page 2 of 2

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

LESSOR	
SIGNATURE 	NAME OF SIGNER ROBERT F. INGOLD, JR.
ADDRESS 202 So 1st Ave #301C	Yuma, AZ 85364
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Jonathan Mathews
ADDRESS [REDACTED]	[REDACTED]
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Lawrence C. Becker
	OFFICIAL TITLE OF SIGNER Contracting Officer

