



**Supplemental Lease Agreement
Number 5**

Lease Number: GS-09B-02302 **Date:** 2/3/2011

3737 N 7th Street, Phoenix, AZ 85014

THIS AGREEMENT, made and entered into this date by and between **AG/FP SIETE SQUARE, LLC.**
whose address is 3877 N. 7th Street, Suite 103, Phoenix, AZ 85014,

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 adjust the Annual Rent and authorize Change Orders as outlined in Exhibit A, attached.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 12, 2011, as follows:

Paragraphs 10 & 19 are deleted in their entirety and replaced as follows:

10. The Government shall pay the Lessor annual rent as follows:

- June 15, 2010 through January 11, 2011, annual rent of \$428,016.00 at the rate of \$35,668.00 per month in arrears.
- January 12, 2011 through June 14, 2015, annual rent of \$448,267.37 at the rate of \$37,355.61 per month in arrears.
- June 15, 2015 through June 14, 2020, annual rent of \$483,935.37 at the rate of \$40,327.95 per month in arrears.
- June 15, 2020 through June 14, 2025, annual rent of \$499,352.00 at the rate of \$41,612.67 per month in arrears.

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

AG/FP Siete Square, LLC
c/o Colliers International
3877 N. 7th Street, Suite 103
Phoenix, AZ 85014-5072

19. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum Payment, one original and one copy of the invoice for the Lump Sum Payment. Lessor shall contact the GSA Contracting Officer for the "PS Number," which must be annotated on the invoice. The original invoice, in an amount not to exceed **\$137,895.00**, shall be submitted via the GSA Finance website at www.finance.gsa.gov.

A copy of the invoice shall be simultaneously submitted to GSA at:

GSA, Real Estate Division
401 W. Washington St., Suite 170 (SPC 25)
Phoenix, AZ 85003

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Gov't & Lessor
[Signature] *[Signature]*

Paragraph 20 is added as follows:

20. The following Change Orders are authorized by the Government and included in the lump sum invoice total cost in Paragraph 19:

C.O. #	Date Authorized	Description	Amount
NA	6/17/2010	Lump sum cost at Notice to Proceed	\$70,000.00
1	1/12/2011	Phase Change	██████████
2	1/12/2011	1 st Floor Mechanical	██████████
3	1/12/2011	2 week schedule delay	██████████
4	1/12/2011	Door changes - Credit	██████████
5	1/12/2011	Door stain changes	██████████
6	1/12/2011	Change Modification #3	██████████
7	1/12/2011	Change Modification #4	██████████
8	1/12/2011	Data drop in Rm: 120	██████████
9	1/12/2011	Data Riser cables	██████████
10	1/12/2011	4 day schedule delay	██████████
11	1/12/2011	Relocate fan coil	██████████
12	1/12/2011	Fiber @ 2 nd floor	██████████
13	1/12/2011	Plumbing for sink	██████████
14	1/12/2011	Mechanical	██████████
15	1/12/2011	Fire alarm	██████████
16	1/12/2011	Security systems	██████████
17	1/12/2011	Phone cables	██████████
18	1/12/2011	Additional patch panels	██████████
20 R1	1/12/2011	EM Ballast	██████████
22	1/12/2011	Auto door bottom sweep	██████████
		Total Lump Sum Cost	\$137,895.00

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, AG/FP SIETE SQUARE, LLC.

By [Signature]
(Signature)

Vice President
(Title)

In Presence of [Signature]
(Signature)

2000 Avenue of the Stars Suite 1020
(Address) LOS ANGELES CA 90067

United States Of America, General Services Administration, Public Buildings Service.

[Signature]
(Signature)

CONTRACTING OFFICER
(Official Title)