



Supplemental Lease Agreement
Number One (1)

Lease Number: GS-09B-01954 Date: 11/12/2010

20101 Hamilton Place, Torrance, CA

THIS AGREEMENT, made and entered into this date by and between CHASE HAMILTON, LLC

whose address is: 800 West 6th Street, Suite 600
Los Angeles, CA 90017

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 issue a Notice to Proceed and re-establish the operating cost base.

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

Paragraphs 10 and 13 are deleted in their entirety and substituted therefore. Paragraphs 26, 27, and 28 are hereby added:

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

For months 1-60 annual rent of \$132,734.39 at the rate of \$11,061.20 per month in arrears.
For months 61-84 annual rent of \$152,596.72 at the rate of \$12,716.39 per month in arrears.

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

Chase Hamilton, LLC
800 West 6th Street, Suite 600
Los Angeles, CA 90017

13. OPERATING COST: Pursuant to Paragraph 4.2, "Operating Costs", the base rent for purposes of operating cost escalation is established at \$5.55 per rentable square foot per annum.

26. NOTICE TO PROCEED

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$200,316.00 inclusive of all management and contractor fees.

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, CHASE HAMILTON, LLC

By

(Signature)

CHASE HAMILTON, LLC

By: Chase Partners, Ltd.

Managing Member

David A. Parker, President

In Presence of

(Signature)

(Address)

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

(Signature)

CONTRACTING OFFICER

(Official Title)



SHEET NO. 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 01 AND MADE A PART OF LEASE NO. GS-09B-01954

27. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.10 of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. The Lessor hereby waives restoration as a result of all improvements.

28. The Tenant Improvement cost (\$200,316.00) shall be amortized over 60 months at 8% payable monthly at the rate of \$4,081.69 or \$48,740.23 annually and is included in the annual rent payment identified in Paragraph 10 of this Supplemental Lease Agreement. Pursuant to Paragraph 3.3, "Tenant Improvement Rental Adjustment", the Government, at its sole discretion, shall make all decisions as to the usage and payment for said Tenant Improvement Allowance.

Initials AB & GF
Lessor Government