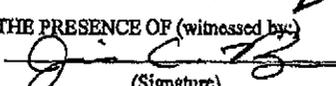
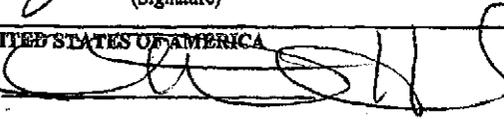


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT I	DATE 5/11/10
TO LEASE NO. GS-09B-02315		
ADDRESS OF PREMISES 401 E. Ocean Boulevard, Suite 500 Long Beach, CA 90802		
THIS AGREEMENT, made and entered into this date by and between 401 Ocean LP whose address is 13 Corporate Plaza, Suite 150 Newport Beach, CA 92660-7919		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease and establish the date for beneficial occupancy and commencement of rent.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to establish the beneficial occupancy date, and modify the following: annual rent, tenant improvement allowance, termination rights, and commission credit effective April 16, 2010.		
Paragraph 3, 4, 9, 16 and 22 are deleted in their entirety and the following substituted therefore:		
3. The Government shall pay the Lessor annual rent as follows:		
Effective April 16, 2010 to April 15, 2015, annual rent of \$202,913.72 (\$29.50/RSF) at the rate of \$16,909.48 per month in arrears.		
Effective April 16, 2015 to April 15, 2018, annual rent of \$181,579.00 (\$26.40/RSF) at the rate of \$15,131.58 per month in arrears.		
Effective April 16, 2018 to April 15, 2020, annual rent of \$198,086.00 (\$28.80/RSF) at the rate of \$16,507.17 per month in arrears.		
Rent for a lesser period shall be prorated. Rent checks shall be payable to:		
401 Ocean LP 13 Corporate Plaza, Suite 150 Newport Beach, CA 92660-7919		
4. The Government may terminate this lease at any time in whole or in part effective at any time after after April 15, 2015 by giving at least thirty (30) days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.		
9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning April 16, 2010 through April 15, 2020, subject to termination rights as may be hereinafter set forth.		
Continued on Sheet 1		
All other terms and conditions of the lease shall remain in force and effect.		
IN WITNESS WHEREOF, the parties hreto have hereunto subscribed their names as of the date first written above.		
LESSOR: 401 Ocean LP		
BY  (Signature)	President of General Pantan (Title)	
IN THE PRESENCE OF (witnessed by)  (Signature)	13 Corporate Plaza, Ste 150 Newport Beach, CA 92660 (Address)	
UNITED STATES OF AMERICA		
BY 	Contracting Officer GSA, PBS, RBD	