

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT No. 1

DATE 11/22/2010

TO LEASE NO. GS-09B-02328

ADDRESS OF PREMISES: Centerpoint Plaza Building  
5901 Priestly Drive,  
Suite 206  
Carlsbad, CA 92008

THIS AGREEMENT, made and entered into this date by and between Muller-Centerpoint LLC, a Delaware limited liability company

whose address is: c/o The Muller Company  
Attn: Jon Muller / Steve Muller  
23521 Paseo de Valencia, Suite 200  
Laguna Hills, CA 92653

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

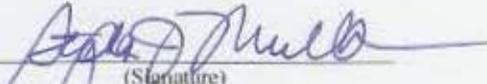
WHEREAS, the parties hereto desire to amend the above Lease to issue a Notice to Proceed Construction, establish the Tenant Improvement Cost Overage, and provide for Lump Sum Payment of the Tenant Improvement Cost Overage.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 23, 24, and 25 have been added to the lease as follows:

23. **NOTICE TO PROCEED:** Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable. A Notice to Proceed is hereby issued for the construction of Tenant Improvements at a total cost not to exceed \$541,945.64 inclusive of all management and architectural fees.
24. **TENANT IMPROVEMENT COST OVERAGE:** The total cost for the Tenant Improvements in the amount of \$541,945.64 exceeds the Tenant Improvement Allowance of \$421,857.72 (\$51.06 \* 8,262 ABOA square foot) and as such, the tenant improvement cost overage is \$120,087.92. The Government hereby orders this overage to be included as an addition to the Tenant Improvement Allowance and shall be paid via lump sum.

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

LESSOR: Muller-Centerpoint LLC, a Delaware limited liability company

BY   
(Signature)

MANAGING MEMBER  
(Title)

IN THE PRESENCE OF (witnessed by:)

  
(Signature)

23521 PASEO DE VALENCIA #200  
LAGUNA HILLS, CA 92653  
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY   
(Signature)

Contracting Officer, GSA