



Supplemental Lease Agreement
Number One (1)

Lease Number: GS-09B-02370 Date: 5/11/2011

3110 E. Guasti Rd., Suite 450, Ontario, CA

THIS AGREEMENT, made and entered into this date by and between GKK Sterling Owner, LP

whose address is: 420 Lexington Avenue
New York, NY 10170-0002

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 amend the square footage.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 22, 2010 as follows:

Paragraphs 1, 10, and 11 are deleted their entirety and substituted therefore. Paragraphs 22, 23, and 24 are hereby added:

1. The Lessor hereby leases to the Government the following described premises:

11,520 rentable square feet (r.s.f.), yielding approximately 10,421 ANSI/BOMA Office Area square feet and related space located at Suite 450 of University Plaza, 3110 E. Guasti Rd., Ontario CA 91761, together with 8 reserved parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

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

- Years 1-2: Annual rent of \$206,168.10 at the rate of \$17,180.68 per month in arrears.
- Years 3-5: Annual rent of \$219,992.16 at the rate of \$18,332.68 per month in arrears.
- Years 6-7: Annual rent of \$262,657.01 at the rate of \$21,888.08 per month in arrears.
- Years 8-10: Annual rent of \$276,481.06 at the rate of \$23,040.09 per month in arrears.

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

GKK Sterling Owner, LP
420 Lexington Ave.
New York, NY 10170

CONTINUED ON ATTACHED PAGE.

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: GKK Sterling Owner, LP

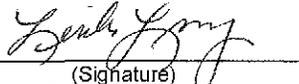
By 
(Signature)

(Title)
Michael Kavourias
Chief Legal Officer
Executive Vice President

In Presence of 
(Signature)

(Address)

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


(Signature)

CONTRACTING OFFICER
(Official Title)

