

**SUPPLEMENTAL LEASE AGREEMENT** *19 RM*

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02387	DATE 8/16/2010	PAGE 1 of 2
ADDRESS OF PREMISES 1380 LEAD HILL BOULEVARD, ROSEVILLE, CA 95661			

THIS AGREEMENT, made and entered into this date by and between

**LEAD HILL ASSOCIATES, LLC**

whose address is

10933 TRADE CENTER DRIVE, SUITE 106  
RANCHO CORDOVA, CA 95670

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 establish occupancy, and establish a termination date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government.

Paragraphs 2, 3 and 4 are deleted in their entirety and the following substituted therefore:

- To HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on September 1, 2010 through August 31, 2020, subject to termination and renewal rights as may be hereinafter set forth.
- Rent shall commence without the amortized Tenant Improvements as referenced in Paragraph 14. Upon completion of the Tenant Improvements and acceptance by the Government, a subsequent Supplemental Lease Agreement shall be executed to memorialize the actual Tenant Improvement amount which will be amortized over the remaining firm term of the rent.

The Government shall pay the Lessor annual rent in arrears in accordance with the following schedule:

- Years 1 through 5 (1-5), annual rent will be \$76,501.20 at the rate of \$6,375.10 per month in arrears.
- Years 6 through 10 (6-10), annual rent will be \$82,704.00 at the rate of \$6,892.00 per month in arrears.

The rent breakdown is as follows:

	Years 1 - 5		Years 6-10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$53,654.22	\$15.57	\$59,857.02	\$17.37
T.I Rental Rate	\$0.00	\$0.00	\$0.00	\$0.00
Operating Cost	\$22,846.98	\$6.63	\$22,846.98	\$6.63
Full Service Rate	\$76,501.20	\$22.20	\$82,704.00	\$24.00

Continued on Page 2

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE <i>Richard Nelson</i>	NAME OF SIGNER Richard Nelson
ADDRESS	

IN PRESENCE OF

SIGNATURE <i>Denise A. Felske</i>	NAME OF SIGNER Denise A. Felske
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE <i>Regina Nickerson</i>	NAME OF SIGNER Regina Nickerson
	OFFICIAL TITLE OF SIGNER

The actual rent will be established by a Supplemental Lease Agreement upon delivery of the space and the Government's acceptance of beneficial occupancy. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

LEAD HILL ASSOCIATES, LLC  
10933 TRADE CENTER DRIVE, SUITE 106  
RANCHO CORDOVA, CA 95670

Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. As of January 1, 1999, all rental payments MUST be made by Electronic Funds Deposit

- The Government may terminate this lease in whole or in part effective any time after September 1, 2015 by giving at least 90 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.

#

#

#

#

INITIALS:

RN  
LESSOR

&

RTM  
GOVT