

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. GS-09B-02388 DATE May 10, 2011 PAGE 1 of 1

ADDRESS OF PREMISES  
**9245 LAGUNA SPRINGS DRIVE, STE 210 , ELK GROVE, CA 95758-7987**

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

**JACKSON II, LLC**

whose address is

**5665 POWER INN ROAD, SUITE 140  
 SACRAMENTO, CA 95824-2383**

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 beneficial occupancy and revise the usable and rentable square footage.

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

**Paragraphs 1, 2, 3 and 4 are hereby amended:**

1. The Lessor hereby leases to the Government the following described premises:  
 3,223 rentable square feet (r.s.f.), yielding approximately 2,803 ANS/BOMA Office Area square feet and related space located at the LAGUNA POINTE OFFICE, 9245 LAGUNA SPRINGS DRIVE, ELK GROVE, CA 95758-7987 together with three (3) reserved onsite surface parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. **TO HAVE AND TO HOLD** the said Premises with their appurtenances for the term beginning on January 10, 2011 continuing through January 9, 2021, subject to termination rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent in arrears in accordance with the following schedule:
  - a. Years 1 through 5 (1-5), annual rent will be \$127,259.42 at the rate of \$10,604.95 per month in arrears.
  - b. Years 6 through 10 (6-10), annual rent will be \$92,435.64 at the rate of \$7,702.97 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        | \$79,672.56         | \$24.72           | \$79,672.56        | \$24.72           |
| T.I Rental Rate          | \$34,823.78         | \$10.80           | \$0.00             | \$0.00            |
| Operating Cost           | \$12,763.08         | \$3.96            | \$12,763.08        | \$3.96            |
| <b>Full Service Rate</b> | <b>\$127,259.42</b> | <b>\$39.48</b>    | <b>\$92,435.64</b> | <b>\$28.68</b>    |

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

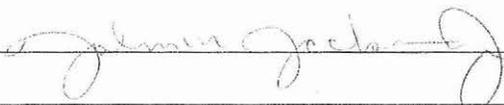
**JACKSON II, LLC  
 5665 POWER INN ROAD, SUITE 140  
 SACRAMENTO, CA 95824**

4. The Government may terminate this lease in whole or in part effective at any time after January 10, 2016 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.

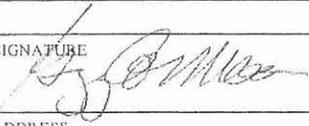
**All other terms and conditions of the Lease shall remain in force and effect.**

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

**LESSOR**

|  |  |
|--|--|
| SIGNATURE<br> | NAME OF SIGNER<br><u>John M. Jackson, Jr</u> |
| ADDRESS  |  |

**IN PRESENCE OF**

|  |                                       |
|--|---------------------------------------|
| SIGNATURE<br> | NAME OF SIGNER<br><u>George Mason</u> |
| ADDRESS  |                                       |

**UNITED STATES OF AMERICA**

|  |  |
|--|--|
| SIGNATURE<br> | NAME OF SIGNER<br><u>PETER SHTEYN</u>                  |
|  | OFFICIAL TITLE OF SIGNER<br><u>CONTRACTING OFFICER</u> |