

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02528	DATE 4-30-2012	PAGE 1 of 2
--	-------------------------------------	--------------------------	-----------------------

ADDRESS OF PREMISES: Valley Gateway Building, 14500 Roscoe Blvd, Panorama City, CA 91402

THIS AGREEMENT, made and entered into this date by and between **ROSCOE INVESTMENT, LLC**

whose address is: 801 S. Chevy Chase Drive, #20, Glendale, CA 91205

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

WHEREAS, Notice to Proceed with Tenant Improvement (TI) construction was issued on December 1, 2011, in the amount of \$876,875.76 which was less than the total TI Allowance of \$878,974.50;

WHEREAS, the parties hereto desire to amend the above lease to incorporate and order TIs which exceed the total TI allowance; and provide for Lump Sum Payment of the TI costs which exceed the total TI allowance.

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

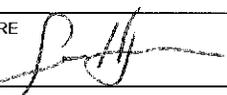
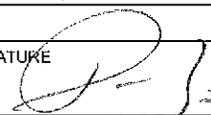
Paragraphs 25, 26, and 27 are hereby added:

"25. NOTICE TO PROCEED WITH TIS ABOVE TOTAL TI ALLOWANCE

Following a Government review of the submitted cost proposals, the Government has determined that the bids submitted are fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed **\$935,847.20**, inclusive of all management, permit, and architectural fees."

Continued on Sheet 1

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

LESSOR	
SIGNATURE 	NAME OF SIGNER ROSCOE INVESTMENTS, LLC. Sean Hashem - managing member
ADDRESS 801 S. CHEVY CHASE DRIVE, GLENDALE, CA SUITE 20 91205	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Paul Boie
ADDRESS 801 S. CHEVY CHASE DRIVE, SUITE 20, GLENDALE, CA. 91205	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER James Valt
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 2 TO LEASE #GS-09B-02357

"26. The total cost for Tenant Improvements in the amount of **\$935,847.20** exceeds the tenant improvement allowance of \$878,974.50 (@ \$47.13/ABOASF), which has been amortized into the rental rate at 7.5% annual interest rate. The Government hereby orders the excess balance in the amount of **\$56,872.70**. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.12F of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$56,872.70**, pursuant to Paragraph 27, herein. The successful completion of the items as outlined in the attached exhibit will constitute "substantial completion" for rental commencement purposes. The Lessor hereby waives restoration as a result of all improvements."

"27. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount **not to exceed \$56,872.70** shall be submitted to:

GSA, Greater Southwest Finance Center (7BCP)
PO BOX 17181
Fort Worth, TX 76102

Alternatively the Lessor may submit the Invoice electronically, via the GSA Finance website at www.finance.gsa.gov

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Division – Los Angeles
Attention: James Valk
300 N Los Angeles Street, Suite 4100
Los Angeles, CA 90012
Phone: 213 894 0550
Email: james.valk@gsa.gov

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number (will be sent after Government executes this Supplemental Lease Agreement)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it."

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