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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT #2 | DATE February 3, 2011 |
| TO LEASE NO. GS-09B-02539 | | |
| ADDRESS OF PREMISES: 700 MAIN STREET 2 ND FLOOR, SUISUN CITY, CA 94586 | | |
| THIS AGREEMENT, made and entered into this date by and between Suisun Harbor Square, LLC | | |
| whose address is: SUISUN HARBOR SQUARE, LLC 710 KELLOG STREET SUISUN CITY, CA 94585 | | |
| 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 provide for a lump sum payment for tenant improvements exceeding the tenant improvement allowance. | | |
| NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective the date of Government execution, as follows: Paragraphs 1, 9, 29 and 30 are hereby deleted and replaced with the following Paragraphs 1, 9, 29 and 30. Paragraph 31, Exhibit D and Exhibit E are hereby added to the lease. | | |
| <p>"1. The Lessor hereby leases to the Government the following described premises: Block "A" consisting of 9,874 rentable square feet (RSF), yielding 8,661 ANSI/BOMA Office Area square feet (USF) and Block "B" consisting of 968 RSF, yielding 849 USF, for a total of 10,842 RSF yielding 9,510 USF and related space located on the 2nd Floor at 700 Main Street, Suisun City, California 94585, together with two (2) reserved surface parking spaces within 75 feet of the building included as part of the rental consideration, as depicted on the attached Exhibit "A" (the "Premises") and Exhibit "B" (Block "B"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."</p> | | |
| <p>"9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on January 19th, 2011 through January 18th, 2026. The Government may terminate this lease in part or in whole any time on or after January 18th 2021 by giving 120 days' prior notice in writing to the Lessor."</p> | | |
| <p>"29. Tenant Improvement Overage: The total cost for Tenant Improvements in the amount of \$777,321.00 exceeds the tenant improvement allowance of \$448,206.00 (47.13/ABOASF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$329,115.00. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 3.14 Section F of the Solicitation for Offers (SFO), 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 \$329,115.00 pursuant to Paragraph 30 "Lump Sum Payment", herein. The Lessor hereby waives restoration as a result of all improvements."</p> | | |
| <p>"30. Lump Sum Payment: 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 \$329,115.00 shall be submitted to:</p> | | |
| 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 – San Francisco Attention: Peter Shteyn 450 Golden Gate Ave, 3 rd Floor East San Francisco, CA 94102 | | |

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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."

"31. **Change Orders:** During construction the Government increased the scope of work. On October 25th, 2010, the Lessor submitted a price proposal for [REDACTED]. This price was deemed fair and reasonable by the Government. In December 23rd, 2010, the Government again increased the scope of work. On January 7th, 2011, the Lessor submitted a price proposal for [REDACTED]. The Government deemed this price proposal to be fair and reasonable. The total amount of change orders is [REDACTED]. The total cost for tenant improvements inclusive of all change orders is [REDACTED]. The October 25th, 2010 and January 7th, 2011 price proposals are hereby added to the lease as 'Exhibit D' and 'Exhibit E.'"

All other terms and conditions remain in full force and effect.

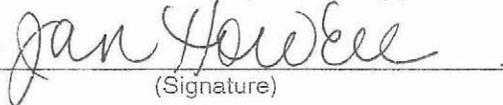
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: SUISUN HARBOR SQUARE, LLC

BY 
(Signature)

MANAGING MEMBER, 2 MAIL STREET WEST PARTNERS, LLC
MANAGER FOR
SUISUN HARBOR SQUARE, LLC
(Title)

IN THE PRESENCE OF (witnessed by:)

BY 
(Signature)

A/P mgr. - Muller. Sorg
Group
(Title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY 
PETER SHTEYN, CONTRACTING OFFICER, GSA