

SUPPLEMENTAL LEASE AGREEMENT

Number: 2

Lease Number: GS-09B-02562

Date: 11/16/2010

Address of the Premises: Riverside Metro Center
 3801 University Avenue
 Riverside, CA 92501-3200

THIS AGREEMENT made and entered into this date by and between **CHIPPEWA ENTERPRISES, INC.**

whose address is 13245 Riverside Drive, 6th Floor
 Sherman Oaks, CA 91423-5625

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

WHEREAS, the parties hereto desire to amend the above Lease.

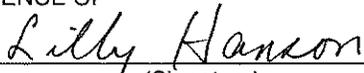
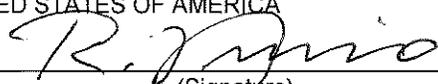
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as follows:

Based on this contract requirement the government has reviewed the TI costs and determined that they are fair and reasonable. This supplemental lease agreement represents your Notice to Proceed (NTP) with the construction of the TI's in the amount of **\$357,701.00**.

1. The total cost of the Tenant Improvements (TI) is **\$357,701.00**. This cost includes all tenant improvement costs to build the leased premises, including, but not limited to, all architectural and engineering fees, as well as filing, permit and expediter fees, labor, materials, overhead and profit.
2. Pursuant to Paragraph 16 of the SF-2, the tenant improvement allowance has now been amended to \$357,701 and will be amortized over five years at a rate of 7%. The rental rate for TI allowance financing will be adjusted accordingly in the subsequent SLA for beneficial occupancy (rent start) at the time of initial occupancy.
3. Any additional changes after the start of the construction need to be submitted in writing to the Contracting officer for review and approval. The landlord shall not proceed with the changes unless specified by the Contracting officer. The consolidation of costs will be completed upon acceptance of space through the supplemental lease for beneficial occupancy establishing the actual monthly rent payments.

This SLA serves as notice to proceed for build-out of tenant improvements.

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

LESSOR: **CHIPPEWA ENTERPRISES, INC.**BY  _____
(Signature)_____
President
(Title)IN PRESENCE OF
 _____
(Signature)_____
13245 Riverside Drive, 6th Floor
Sherman Oaks, CA 91423
(Address)UNITED STATES OF AMERICA
BY  _____
(Signature)
ROBERT W. NIMMO_____
CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)