

**SUPPLEMENTAL LEASE AGREEMENT**

Number 4

|                      |              |              |          |
|----------------------|--------------|--------------|----------|
| <b>Lease Number:</b> | GS-09B-02562 | <b>Date:</b> | 2/2/2011 |
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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, 6<sup>th</sup> Floor Sherman Oaks, CA 91423-5625

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 ~~document automatic termination of the existing lease upon Beneficial Occupancy of new lease.~~ *RWN*

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

The following paragraph is deleted and replaced with the following herein:

**23. COMMISSION AND COMMISSION CREDIT:**

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego 34% of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 9 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$36,651.8616666 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent

Second Month's Rental Payment \$36,651.8616666 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.  
Lessor, **CHIPPEWA ENTERPRISES, INC.**

By *[Signature]*  
(Signature)

President  
(Title)

In Presence of *Lilly Hanson*  
(Signature)

13245 Riverside Drive 6th Fl  
Sherman Oaks, CA 91423  
(Address)

United States Of America, General Services Administration, Public Buildings Service.

*R. W. Nimmo*  
(Signature)  
**ROBERT W. NIMMO**

*Lease C.O.*  
(Official Title)