

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 1

DATE 3/16/2011

TO LEASE NO. GS-09B-02568

ADDRESS OF PREMISES: 550 West C Street
Suite #550
San Diego, CA 92101-3530

THIS AGREEMENT, made and entered into this date by and between 550 Corporate Center Investment Group INC.

whose address is: 550 W C Street #690
San Diego, CA 92101-3531

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

WHEREAS, the parties hereto desire to amend the Lease to expand the Premises prior to occupancy, adjust the annual rent, adjust the percentage of occupancy, and to adjust the amount of Tenant Improvement contribution made to the Government by the Lessor.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 1, 3, 10, 16, and Exhibit A (the "Premises"), are deleted in their entirety and the following new Paragraphs 1, 3, 10, 16, and Exhibit A (the "Premises"), are substituted as follows:

"1. The Lessor hereby leases to the Government the following described premises:

6,452 rentable square feet (r.s.f.), yielding approximately 5,516 ANSI/BOMA Office Area square feet and related space located on the Fifth Floor at 550 West C Street, Suite #550, San Diego, CA 92101-3530 together with 3 onsite reserved and structured parking spaces, as depicted in the attached Exhibit A (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

"3. The Government shall pay the Lessor annual rent of \$0.00 at the rate of \$0.00 per month in arrears for months 1 through 5. For months 6 through 60, the Government shall pay the Lessor annual rent of \$251,062.17 (inclusive \$248,330.32 Tenant Improvement costs amortized at 8% over 60 months) at the rate of \$20,921.85 (rounded) per month in arrears. For months 61 through 120, the Government shall pay the Lessor annual rent of \$210,833.76 at the rate of \$17,369.48 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

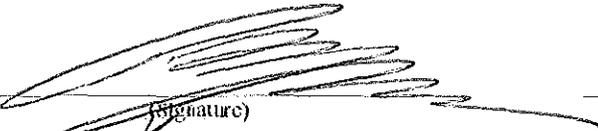
550 Corporate Center Investment Group, Inc.
550 West C Street, Suite 690
San Diego, CA 92101-3530

"10. PERCENTAGE OF OCCUPANCY: Pursuant to Paragraph 3.5, "Percentage of Occupancy", the Government occupies 6,452 / 357,477 rentable square feet (1.8049%).

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

LESSOR: 550 Corporate Center Investment Group INC.

BY

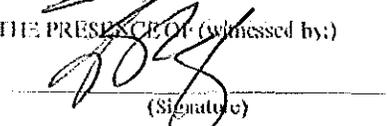


(Signature)

PAUL C. CHAPMAN

EXECUTIVE VICE PRESIDENT

IN THE PRESENCE OF (witnessed by):



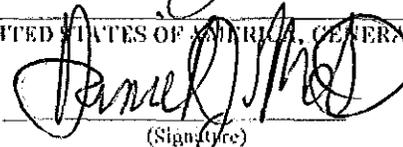
(Signature)

550 West C St #690 SD CA 92101

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY



(Signature)

Contracting Officer, GSA

SHEET NUMBER 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT NUMBER 1 TO LEASE NUMBER GS-09B-02568

"16. TENANT IMPROVEMENT ALLOWANCE: The maximum Tenant Improvement Allowance has been established by Paragraph 5.2, "Tenant Improvements Included in Offer (Aug 2008)". The Tenant Improvement Allowance shall be amortized over the 5 year term of the Lease Agreement at an interest rate (amortization rate) of 8% per year (Payment for the Amortized TI costs is not required in months 1 through 5). The Lessor has agreed to contribute an additional \$23.40 per AFOA to be used towards Tenant Improvements at no cost to the Government. The additional Tenant Improvement contribution is \$129,074.40 and shall be used first before using the Tenant Improvement Allowance. All Tenant Improvements required by the Government occupancy shall be performed by the Lessor as part of the rental consideration.

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

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Initials: DM & [Signature]
Government Lessor