

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 1

DATE 5/04/2011

TO LEASE NO. GS-09B-02569

ADDRESS OF PREMISES: Pacific Rim Professional Plaza Building
2297 Niels Bohr Court
San Diego, CA 92154-7929

THIS AGREEMENT, made and entered into this date by and between Pacific Rim Business Centre, LLC

whose address is: 821 Kuhn Drive, Suite 100
Chula Vista, CA 91914-4508

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 issue a Notice to Proceed Construction, establish the Tenant Improvement Cost Overage, and provide for Lump Sum Payment of the Tenant Improvement Cost Overage.

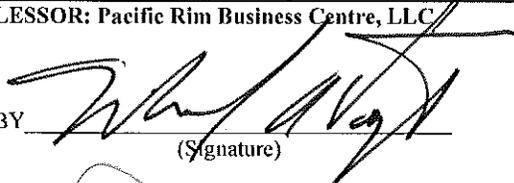
THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 20, 21, and 22 have been added to the lease as follows:

- "20. **NOTICE TO PROCEED:** Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable. A Notice to Proceed is hereby issued for the construction of Tenant Improvements at a total cost not to exceed \$700,106.00 inclusive of all management and architectural fees.
- "21. **TENANT IMPROVEMENT COST OVERAGE:** The total cost for the Tenant Improvements in the amount of \$700,106.00 exceeds the Tenant Improvement Allowance of \$434,352.96 (\$45.02 * 9,648 ABOA square feet) and as such, the tenant improvement cost overage is \$265,753.04. The Government hereby orders this overage to be included as an addition to the Tenant Improvement Allowance and shall be paid via lump sum.

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

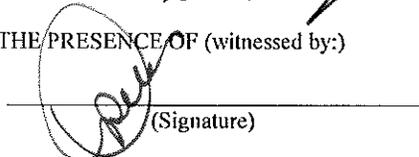
LESSOR: Pacific Rim Business Centre, LLC

BY


(Signature)

Managing Member
(Title)

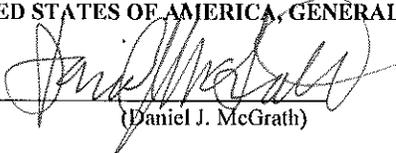
IN THE PRESENCE OF (witnessed by:)


(Signature)


(Address)

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

BY


(Daniel J. McGrath)

Contracting Officer, GSA