

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 2

DATE 8/10/2011

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 add the installation of a Telephone / Data Cabling System, and to provide for a Lump Sum Payment of this system.

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 23, 24, Exhibit C, and Exhibit D have been added to the lease as follows:

"23. CHANGE ORDER ONE:

A. Upon Government execution of this Supplemental Lease Agreement, the Lessor shall provide all labor, materials, and equipment to install a new Telephone / Data Cabling System as outlined in Exhibit C, and Exhibit D.

B. Title to items for which the Government makes a "LUMP SUM" payment shall vest in the Government. These items can be removed in a commercially reasonable fashion by the Government at any time. The Lessor waives any restoration in connection with these items. Unless the Government has removed the items from the Premises, the Lessor shall remain responsible for maintenance and repair of all items provided by the Lessor under this lease. If, after the lease term, any extensions or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor. This paragraph shall also apply throughout the term of the lease to any work requested by the Government after occupancy.

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