

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 7 TO LEASE NO. GS-09B-02577 DATE 3/20/2012 PAGE 1 of 2

ADDRESS OF PREMISES 1280 TERMINAL WAY, WEST SACRAMENTO CA 95691-3513

**THIS AGREEMENT**, made and entered into this date by and between: **2400 PORT STREET, LLC**

whose address is: **1939 HARRISON STREET  
SUITE 605  
OAKLAND, CA 94612-3507**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter 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 upon execution by the Government. Paragraphs 1 and 10 of Lease are deleted in their entirety and the following substituted therefore:

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

13,200 rentable square feet (r.s.f.) yielding 3,110 usable square feet (u.s.f.) of office space and 10,090 usable square feet (u.s.f.) of warehouse space located on the 1<sup>st</sup> Floor at 1280 Terminal Way, West Sacramento, California 95691-3513 together with six (6) onsite outside reserved parking spaces, as depicted on the attached Exhibit A to Lease No. GS-09B-02577, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

"10. Tenant Improvements have been accepted by the Government on September 29, 2011. Total amount of Tenant Improvement Allowance expended is \$203,803.00 and shall be amortized over the five (5) year firm term at an interest rate of 6%. The Government shall pay the Lessor annual rent as follows:

Rental Period	Shell Rent	Operating cost	TI	Total Rate	Total Annual Rent
Months 1 through 30: Oct 1, 2011 – March 31, 2014	\$5.44 / rsf	\$1.72 / rsf	\$3.58/ rsf	\$10.74 / rsf	\$141,792.99
Months 31 through 60: April 1, 2014 – Sept 30, 2016	\$5.89 / rsf	\$1.72 / rsf	\$3.58/ rsf	\$11.19 / rsf	\$147,732.99
Months 61 through 96: Oct 1, 2016 – Sept 30, 2019	\$7.46 / rsf	\$1.72 / rsf	\$0.00 / rsf	\$ 9.18 / rsf	\$121,176.00

Rent for a lesser period shall be prorated. Rent shall be payable to:



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

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**

SIGNATURE [Handwritten Signature] NAME OF SIGNER STEVE PETERSON  
ADDRESS \_\_\_\_\_

**IN PRESENCE OF**

SIGNATURE \_\_\_\_\_ NAME OF SIGNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_

**UNITED STATES OF AMERICA**

SIGNATURE [Handwritten Signature: Regina Nickerson] NAME OF SIGNER REGINA NICKERSON  
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER