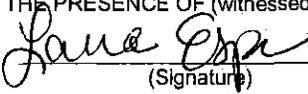


<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT No. 8</b>	DATE <b>11/15/12</b>
<b>TO LEASE NO. GS-09B-02582</b>		
<b>ADDRESS OF PREMISES:</b> 606 S. OLIVE STREET LOS ANGELES, CA 90014		
THIS AGREEMENT, made and entered into this date by and between: <b>606 OLIVE LLC</b> whose address is: <b>606 S. Olive Street Suite 1010 Los Angeles, CA 90014</b>  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 as follows:		
Supplemental Lease Agreement (SLA) No. 8 is issued to add 15 parking spaces to Block B and increase the annual rent to account for the added parking. In this regard, paragraphs 1, 5, and 6 are deleted in their entirety and the following substitute therefore, as follows:		
1. The Lessor hereby leases to the Government the following described premises:		
Block A: 33,020 rentable square feet (rsf), yielding approximately 27,983 ANSI/BOMA Office Area square feet and related space located on the 4 <sup>th</sup> , 7 <sup>th</sup> and 8 <sup>th</sup> Floors at 606 South Olive Street, Los Angeles, CA 90014, together with 2 reserved parking spaces, as depicted on the attached Block A Floor Plans and Parking Plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.		
Block B: 9,451 rentable square feet (rsf), yielding approximately 8,009 ANSI/BOMA Office Area square feet and related space located on the 19 <sup>th</sup> Floor at 606 South Olive Street, Los Angeles, CA 90014, together with 15 reserved parking spaces located in Level D of which 14 are tandem spaces, as depicted on the attached Block B Floor Plan and Parking Plan (Exhibit B) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.		
The total square feet to be occupied by the Government is 42,471 rentable square feet (rsf) yielding approximately 35,992 ANSI/BOMA Office Area square feet and related space.		
<i>Continued on Page 2 of 2</i>		
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.		
<b>LESSOR: 606 OLIVE LLC</b>		
BY <u></u> <small>(Signature)</small>	<u>Manager</u> <small>(Title)</small>	
IN THE PRESENCE OF (witnessed by:)		
<u></u> <small>(Signature)</small>	<u>606 S. Olive St., Ste 1010 LA</u> <small>(Address)</small> <u>CA 90014</u>	
<b>UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service</b>		
BY <u></u> <small>(Signature)</small>	<b>Contracting Officer</b> <b>GSA, PBS, READ</b>	

**SHEET NO. 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT NO. 8 TO LEASE NUMBER GS-09B-02582**

5. The Government shall pay the Lessor annual rent as follows:

Block A:

April 23, 2010 through April 22, 2013, annual rent of \$1,008,761.00 at the rate of \$84,063.42 per months in arrears.  
April 23, 2013 through April 22, 2016, annual rent of \$1,107,821.00 at the rate of \$92,318.42 per month in arrears.

Block B:

December 1, 2011 through November 6, 2012, annual rent of \$388,178.60 at the rate of \$32,348.22 per months in arrears.  
November 7, 2012 through April 22, 2013, annual rent of \$434,978.60 at the rate of \$36,248.22 per months in arrears.  
April 23, 2013 through April 22, 2016, annual rent of \$463,331.60 at the rate of \$38,610.97 per month in arrears.

Total Rent:

April 23, 2010 through November 30, 2011, annual rent of \$1,008,761.00 at the rate of \$84,063.42 per months in arrears.  
December 1, 2011 through November 6, 2012, annual rent of \$1,396,939.60 at the rate of \$116,411.63 per month in arrears.  
November 7, 2012 through April 22, 2013, annual rent of \$1,443,739.60 at the rate of \$120,311.63 per month in arrears.  
April 23, 2013 through April 22, 2016, annual rent of \$1,571,152.60 at the rate of \$130,929.38 per month in arrears.

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

606 Olive LLC  
606 South Olive, Suite 1010  
Los Angeles, CA 90014

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:

- A. The 17 reserved parking spaces described in Paragraph 1 and parking spaces required by local code.
- B. Adequate space for telecommunications antennae and transmission devises in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

Government Initials 3P Lessor Initials [Signature]