



Supplemental Lease Agreement
Number 1

Lease Number: GS-09B-02605 Date: 1/7/2011

Address of Premises: 222 North Sepulveda Blvd. El Segundo, CA 90245-5623

THIS AGREEMENT, made and entered into this date by and between Pacific Corporate Towers, whose address is : 200 North Sepulveda Blvd. Suite 650 El Segundo, CA 90245-5623 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 March 30, 2011 as follows:

Supplemental Lease Agreement No. 1 is to establish beneficial occupancy. Paragraphs 9, 10 and 16 of the SF-2 have been deleted in their entirety and the following substituted therefore; Paragraph 7.12 A(3) of the SFO has been amended as follows:

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 25, 2011 through March 24, 2021, subject to termination rights as may be hereinafter set forth.

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

Effective March 25, 2011 through March 24, 2016 annual rent of \$332,459.49 at the rate of \$27,704.96 per month in arrears.
Effective March 25, 2016 through March 24, 2021, annual rent of \$303,624.72 at the rate of \$25,302.06 per month in arrears.

- Rent for a lesser period shall be prorated. Rent shall be payable to:
Pacific Corporate Towers, LLC
200 North Sepulveda Blvd. Suite 650
El Segundo, CA 90245-5623

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.

Lessor, Pacific Corporate Towers, LLC By: BlackRock Realty Advisors, its Manager

By [Signature] (Signature) Director (Title)

In Presence of [Signature] (Signature) 4400 MacArthur Blvd, Suite 700, Newport Beach, CA 92660 (Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature] CONTRACTING OFFICER
Guadalupe Flores (Signature) (Official Title)

