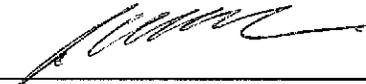
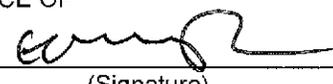
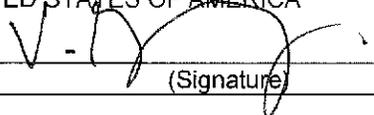


<p align="center"><b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE</p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT <b>No. 1</b></p> <p>TO LEASE NO. GS-09B-02658</p>	<p>DATE <u>1/05/2012</u></p>
<p align="center">ADDRESS OF PREMISES 1640 South Sepulveda Boulevard, Los Angeles, CA 90025</p>		
<p>THIS AGREEMENT, made and entered into this date by and between Westwood Terrace, LLC, whose address is 3424 Wilshire Boulevard, Suite 1200 Los Angeles, CA 90010</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>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:</p> <p>Supplemental Lease Agreement No. 1 is to establish beneficial occupancy.</p> <p>Paragraph 19 is added and Paragraphs 9,10, and 14 have been deleted in their entirety and the following substituted therefore:</p> <p>9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 7, 2011 through November 6, 2021, subject to termination rights as may be hereinafter set forth.</p> <p>CONTINUED ON ATTACHED SHEET 1</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR</p> <p>BY <u></u> (Signature)</p> <p>IN PRESENCE OF <u></u> (Signature)</p>	<p><u>President</u> (Title)</p> <p><u>3424 Wilshire Blvd. #1200</u> <u>L.A., CA, 90010</u> (Address)</p>	
<p>UNITED STATES OF AMERICA</p> <p>BY <u></u> (Signature)</p>	<p>CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION</p> <p>(Official Title)</p>	

SHEET NO. 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NUMBER GS-09B-02658

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

**Effective November 7, 2011 through November 6, 2016:** Annual rent of \$142,008.65 (\$39.84 /RSF/ \$46.18 USF) at the rate of \$11,834.05 per month in arrears.

Years 1-5	Annual Rent	RSF/Annum
Shell Rental Rate	\$98,794.08	\$27.72
Operating Cost	\$16,643.88	\$4.67
Tenant Improvement Cost	\$26,570.69	\$7.45
<b>Total Annual Rent</b>	<b>\$142,008.65</b>	<b>\$39.84</b>

**Effective November 7, 2016 through November 6, 2021:** Annual rent of \$130,442.40 (\$36.60 /RSF/ \$42.42USF) at the rate of \$10,870.20 per month in arrears.

Years 6-10	Annual Rent	RSF/Annum
Shell Rental Rate	\$113,798.52	\$31.98
Operating Cost	\$16,643.88	\$4.67
<b>Total Annual Rent</b>	<b>\$130,442.40</b>	<b>\$36.60</b>

Rent for a lesser period shall be prorated. Rent checks (electronic funds transfer payments) shall be made payable to:

**Westwood Terrace, LLC  
C/O Jamison Services, INC  
6380 Wilshire Boulevard, Suite 200  
Los Angeles, CA 90048-5003**

**14. Tenant Improvement Allowance:**

The Tenant Improvement cost in the amount of \$116,043 shall be amortized into the rent over the 5 year firm term of the lease agreement at an interest rate (amortization rate) of 5% per year.

**19. Percentage of Occupancy:**

The Government occupies approximately 3,075 ANSI/BOMA Office Area square feet (3,564 rentable square feet) of space or 2.37% (3,564 RSF/ 150,632 RSF= 2.37%) of the subject leased premises known as Westwood Terrace, LLC., 1640 South Sepulveda Boulevard, Los Angeles, CA 90025.

LESSOR INITIAL:   
GOV'T INITIAL: 