



Supplemental Lease Agreement Number 1	
Lease Number:	GS-09B-02663
Date:	9/7/2011
Warner Center Corporate Park F-8 21041 Burbank Boulevard, Woodland Hills, CA 91367-8608	
<p>THIS AGREEMENT, made and entered into this date by and between Carr NP Properties LLC, a Delaware Limited Liability Company</p> <p>whose address is: 790 East Colorado Boulevard, Suite 800 Pasadena, California 91101-5440</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease to issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.</p> <p>THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:</p>	
<p>Paragraphs 24, 25, and 26 are hereby added:</p> <p>24. NOTICE TO PROCEED Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted for the [redacted] is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$379,874.00 inclusive of all management and contractor fees.</p> <p>25. The total cost for Tenant Improvements in the amount of \$379,874.00 for [redacted] exceeds the tenant improvement allowance of \$118,832.59 (\$46.29/ABOASF), which has been amortized into the rental rate at 8% interest. The Government hereby orders the excess balance in the amount of \$261,041.41. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.9 of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$261,041.41 pursuant to Paragraph 3.3, herein. The Lessor hereby waives restoration as a result of all improvements.</p> <p style="text-align: center;">Continued on Sheet 1</p>	
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>Lessor, Carr NP Properties LLC, a Delaware Limited Liability Company</p> <p>By: <u>[Signature]</u> (Signature) <u>Marked Managing Director</u> (Title)</p> <p>In Presence of <u>[Signature]</u> (Signature) <u>6080 Center Drive, Los Angeles CA 90045</u> (Address)</p>	
<p>United States Of America, General Services Administration, Public Buildings Service.</p> <p><u>[Signature]</u> (Signature) <u>CONTRACTING OFFICER</u> (Official Title)</p>	