

LEASE AMENDMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02740	DATE 6/28/12	PAGE 1 of 2
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ADDRESS OF PREMISES
800 Truxtun Ave., Bakersfield, CA 93301-4727

THIS AGREEMENT made and entered into this date by and between Centennial Center, LLC

whose address is 6851 McDivitt Dr., Suite B
Bakersfield, CA 93313-5103

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish the beneficial occupancy date and revise the rental rates.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the execution of the Government, as follows:

Paragraphs 2, 3, 4 and 15 of SF2 dated July 22, 2011 are deleted in their entirety and are replaced with the following paragraphs;

"2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning June 20, 2012 through June 19, 2022, subject to termination rights as may be hereinafter set forth. This lease shall succeed Lease No. GS-09B-00086. Rent shall commence without amortized Tenant Improvement. Upon completion and acceptance of Tenant Improvements, a subsequent Supplemental Lease Agreement shall be drafted to establish the final space measurements and memorialize the actual Tenant Improvement cost to be amortized into the rent."

"3. The Government shall pay the Lessor annual rent in arrears in accordance with the following schedule:

- Years 1 - 5: total rent of \$1,180,082.56 per annum at the rate of \$98,340.21 per month in arrears.
- Years 6 - 10: total rent of \$1,180,082.56 per annum at the rate of \$98,340.21 per month in arrears.

The rent breakdown is as follows:

	Years 1 - 5		Years 6 - 10	
	Annual Rent	Annual Rate/ RSF	Annual Rent	Annual Rate/ RSF
Shell Rental Rate	\$903,191.68	\$21.92	\$903,191.68	\$21.92
T.I. Rental Rate	\$0	\$0	\$0	\$0
Operating Cost	\$276,890.88	\$6.72	\$276,890.88	\$6.72
Full Service Rate	\$1,180,082.56	\$28.64	\$1,180,082.56	\$28.64

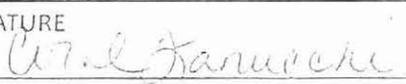
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER Thomas Carosella
	Don Jenkins

ADDRESS 6851 McDivitt, suit B

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER CORIN PANLOUGHI
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ADDRESS 6810 Ambergrove St Bakersfield CA

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Donald C. Thomas
	OFFICIAL TITLE OF SIGNER Contracting Officer

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

Centennial Center, LLC
6851 McDivitt Dr., Suite B
Bakersfield, CA 93313-5103

Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15 day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. As of January 1, 1999, all rental payments MUST be made by Electronic Funds Transfer."

"4. The Government may terminate this lease in whole or in part effective any time after June 19, 2017 by giving at least 120 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

"15. TENANT IMPROVEMENT ALLOWANCE: The maximum Tenant Improvement Allowance has been established by Paragraph 3.2, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance shall be amortized over the 5 year firm term of the lease agreement at an interest rate (amortization rate) of 6% per year.

Upon completion and acceptance of Tenant Improvements, a subsequent Supplemental Lease Agreement shall be drafted to memorialize the actual Tenant Improvement cost to be amortized over the remaining firm term of the lease."

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