

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT
NUMBER 001

TO LEASE NUMBER GS-09B-02761

DATE OCT 03 2011

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ADDRESS OF PREMISES

The Courtyard, 707-777 East Tahquitz Canyon Way, Palm Springs, CA 92262-6797

THIS AGREEMENT, made and entered into this date by and between TAHQUITZ CANYON INVESTORS, LLC

Whose address is: 1919 GRAND AVENUE
SUITE 2A
SAN DIEGO, CA 92109

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 Beneficial Occupancy; incorporate Tenant Improvement Costs to be amortized in the rent; establish tenant improvements costs which exceed the tenant improvement allowance; and provide for lump sum payment;

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:

Paragraph 9 is hereby deleted in its entirety, and the following substituted therefore:

"9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 10, 2011 and continuing through August 9, 2021, subject to termination rights as may be hereinafter set forth."

Paragraphs 23, 24, 25 and 26 have been added, as follows:

"23. In separate correspondence dated May 3, 2011, the Government issued a Notice to Proceed with Tenant Improvements in the amount of \$131,537.52, a portion of the Government's Tenant Improvement Allowance amortized in the rent. Subsequently, in separate correspondence dated August 3, 2011, the Government issued a Notice to Proceed for additional Tenant Improvements in the amount of \$14,903.55. Further, the Government herein agrees to additional costs for permit fees in the amount of \$1,843.00, as depicted on "Exhibit A", Permit Costs, attached hereto and made a part hereof. This results in a Total Cost for Tenant Improvements in the amount of \$148,284.07, which exceeds the Tenant Improvement Allowance of \$147,469.80, which has been amortized into the rent. The Government hereby orders the balance of \$814.27, to be paid in a Lump Sum payment pursuant to paragraph 24, herein."

-Continued on Page 2, attached hereto and made a part of this Supplemental Lease Agreement Number 001-

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

LESSOR- TAHQUITZ CANYON INVESTORS, LLC

SIGNATURE [Signature] NAME OF SIGNER Samuel Rasmussen, MAN ARB
TAHQUITZ CANYON INVESTORS, LLC
ADDRESS 1919 Grand Ave., Ste 2A, San Diego, CA 92109

IN PRESENCE OF

SIGNATURE [Signature] NAME OF SIGNER Crean Properties
Audrea Tollison, VP/Operations
ADDRESS 1919 Grand Ave., Ste 2A, San Diego, CA 92109

UNITED STATES OF AMERICA

GSA SIGNATURE [Signature] NAME OF SIGNER DON CRAWFORD
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER