

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-09B-02769**

ADDRESS OF PREMISES: 3220 South Broadway Street, Suite A-10, Eureka, CA 95501-5612

THIS AGREEMENT made and entered into this date by and between **COASTAL CARE CENTERS, INC.**

whose address is: 1122 Searles Street, Eureka, CA 95501-5612

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 adjust the total amortized tenant improvement costs and the rent to be paid, to arrange for payment of other tenant improvements, and correct the Common Area Factor;

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 10, 2012, as follows:

1. In separate correspondence dated August 10, 2012, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$85,820.01. Of this amount, \$44,117.50 will be amortized in the rent as described below in this lease; and \$41,702.51 will be paid in a one-time, lump-sum payment after completion and acceptance of the work upon beneficial occupancy of the leased premises, and after submission of a proper invoice to the Government in accordance with the terms and conditions of this lease.

In addition, for the above work and any other work Lessor may perform at the direction of the Contracting Officer that may not be covered under this lease, the Lessor must comply with the following instructions in order to receive payment:

Invoice Number: The Lessor (hereafter identified as the "vendor") must create and include a unique invoice number on each invoice submitted for payment. The invoice number is the only information provided to the vendor to identify their payment.

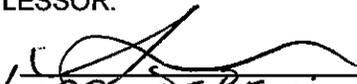
Vendor's remit to name and address: If the vendor's management company submits the invoice on behalf of the vendor, please include the name and address of the management company, not the vendor. The vendor's name and address must match the name and address in the GSA vendor file.

GSA Pegasys Document Number Instructions to Vendors: Vendors must cite the GSA Pegasys Document Number (PDN)[to be provided separately by the Contracting Officer] on their invoices and must submit their invoices directly to the GSA Greater Southwest Finance Center, with a copy to the Contracting Officer. Invoices submitted to GSA without the PDN will be immediately returned.

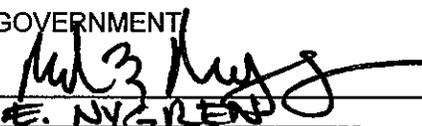
*Continued on page 2*

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

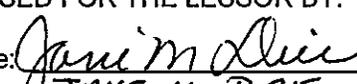
FOR THE LESSOR:

Signature:   
Name: LARRY DEBENEDI  
Title: PRESIDENT  
Entity Name: COASTAL CARE CENTERS INC.  
Date: 08/13/12

FOR THE GOVERNMENT

Signature:   
Name: M.E. NYGREN  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: AUG 15 2012

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: JANE M. DRE  
Title: OFFICE MGR / DIRECTOR  
Date: 8/13/12

Invoicing instructions: Vendors must submit invoices electronically on the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Vendors who are unable to submit the invoices electronically, may mail the invoices to the following address:

General Services Administration  
Greater Southwest Finance Center (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

2. Paragraph 3 of the lease is hereby deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent of \$38,798.85 at the rate of \$3,233.24 per month in arrears for years 1 – 10; and \$43,346.16 at the rate of \$3,612.18 per month arrears for years 11 – 15.

Rent for a lesser period shall be prorated. Rent shall be paid through Electronic Funds Transfer to:

COASTAL CARE CENTERS, INC.  
1122 SEARLES STREET  
EUREKA, CA 95501-5612

3. Paragraph 9 of the lease is deleted in its entirety and replaced with the following:

9. The tenant build out will conform to the specifications of the Lease and all attachments, and will be provided by the Lessor as part of the total rental payment. In accordance with the SFO paragraph entitled, *Tenant Improvements Included in Offer*, the Lessor agrees to provide up to \$44,117.50 toward the cost of the Tenant Improvements. The Tenant Improvement Allowance of \$44,117.50 will be amortized for a period of 120 months at the rate of 6.75%. Therefore, the amortized tenant build out costs are \$6,078.90 per annum.

4. Paragraph 12 of the lease is deleted in its entirety and replaced with the following:

12. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.068376 (1,000 RSF/936 USF).

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

Initials:  &   
Lessor Government