



Supplemental Lease Agreement
Number 2

Lease Number: GS-09B-02805 Date: 12/5/12

Address of Premises: 201 Avenida Fabricante San Clemente, California 92672-7532

THIS AGREEMENT, made and entered into this date by and between **Meyers and Roy, LLC**
whose address is : 3 Searidge Laguna Niguel, California 92677-9222

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

Supplemental Lease Agreement No. 2 is to establish beneficial occupancy for Block B. Paragraphs 9, 10 and 16 of the Lease have been deleted in their entirety and the following substituted therefore.

9. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term is as follows:

- Block A: Effective March 1, 2012 through February 28, 2027
- Block B: Effective August 3, 2012 through February 28, 2027

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

Lessor, **Meyers and Roy, LLC**

By [Signature]
(Signature)

PRESIDENT MEYERS & ROY
(Title)

In Presence of

[Signature] MINH TRAN
(Signature)

3 Searidge, Laguna Niguel CA
(Address) 92677

United States Of America, General Services Administration, Public Buildings Service.

[Signature]
Linda Luong
(Signature)

CONTRACTING OFFICER
(Official Title)



SHEET NO. 1 of 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 2 AND MADE A PART OF LEASE NO. GS-09B-02805

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

Effective August 3, 2012 through February 28, 2027 annual rent for Blocks A & B are as follows:

August 3, 2012 through February 2, 2013, annual rent of \$59,894.07 at a rate of \$4,991.17 per month in arrears.
February 3, 2013 through February 28, 2017, annual rent of \$553,565.82 at the rate of \$46,130.49 per month in arrears.
March 1, 2017 through February 28, 2022, annual rent of \$628,984.02 at the rate of \$52,415.34 per month in arrears.
March 1, 2022 through February 28 2027, annual rent of \$659,802.00 at the rate of \$54,983.50 per month in arrears

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

Meyers and Roy, LLC
3 Searidge Laguna Niguel, California 92677-9222

16. **Tenant Improvement Allowance:** The Tenant Improvement cost in the amount of \$426,371.93 shall be amortized into the rent over the remaining 115 months of the firm term of the lease agreement ending on February 28, 2022 at an interest rate (amortization rate) of 6.5 % per year.

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

LESSOR INITIAL: RR
GOVT INITIAL: YH