

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE: APR 06 2012
	TO LEASE NO. GS-09B-02928	

ADDRESS OF PREMISE 875 Mitchell Avenue
Oroville, CA 95695-4646

THIS AGREEMENT, made and entered into this date by and between:

QT STREET LTD, A CALIFORNIA LIMITED PARTNERSHIP

whose address is: 1224 Cottonwood Street
Woodland, California 95695-4359

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 execution by the Government as: To establish beneficial occupancy of the premises on February 1, 2012, to establish the annual rent, to establish the tenant improvement allowance to be amortized into the rental consideration, and to establish the payment terms for the commission credit.

Paragraphs 2, 3, 17, and 25 are hereby deleted in their entirety and replaced and Paragraph 26 is added as follows:

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on February 1, 2012 through January 31, 2015.

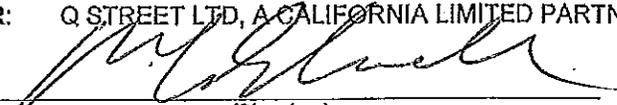
3. The Government shall pay the Lessor annual rent of \$277,425.54 (consisting of \$166,993.45 shell rent, \$95,827.16 operating rent and \$14,604.93 tenant improvement allowance) at the rate of \$23,118.80 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Q Street LTD
1224 Cottonwood Street
Woodland, CA 95695-4359

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

LESSOR: Q STREET LTD, A CALIFORNIA LIMITED PARTNERSHIP

BY:


(Signature)

3/21/12 Owner
(Title)

IN THE PRESENCE OF


(Signature)

(Address)

UNITED STATES OF AMERICA General Services Administration, Public Building Service

BY:


(Signature)

Contracting Officer
(Official Title)

17. Tenant Improvement Allowance

The maximum Tenant Improvement Allowance has been established by Paragraph 3.6, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance of \$40,215.88 shall be amortized over the term of the lease agreement at an interest rate (amortization rate) of 5.65% per year beginning on March 19, 2012.

M. Hesser
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25. Commission and Commission Credit

The Commission and the Commission Credit Associated with this lease transaction shall commence upon completion and acceptance of the Tenant Improvements for the square footage referenced in Paragraph 1. The date of acceptance of the Tenant Improvements shall be established by future supplemental lease agreement.

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this Lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph of the In the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for Monthly Rent as follows:

First Month's Rental Payment \$23,118.80 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's rent.

Second Month's Rental Payment \$23,118.80 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's rent.

26. Flag Display

The Government shall be responsible for flag display (raising and lowering) on all workdays and Federal holidays.

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

[Handwritten signature]