

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL  
AGREEMENT  
No. 3

DATE  
10/13/2010

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B-48850

ADDRESS OF PREMISES: 2805 SW 145 Avenue, Miramar, Florida 33027-4145

THIS AGREEMENT, made and entered into this date by and between WESTERN DEVCON INCORPORATED

whose address is: 10525 Vista Sorrento Parkway  
Suite 110, San Diego, CA 92121-2747

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 September 28, 2010, as follows:

I. Paragraph 1 is hereby deleted in its entirety and replaced as follows:

The Lessor hereby leases to the Government the following described premises to be used for office and related purposes by the United States Government:

A total of 33,500 rentable square feet (RSF), consisting of 29,130 ANSI/BOMA Office Area square feet of office and related space located 2805 SW 145<sup>th</sup> Avenue, Miramar, Florida 33027. A total of 145 parking spaces consisting of 65 secured fenced; 80 unsecured.

II. Paragraph 2 hereby deleted in its entirety and replaced as follows:

To have and to hold the said premises with their appurtenances for the term beginning on September 28, 2010 through September 27, 2025. Space will be accepted upon Lessor's provision of substantial completion of space and a certificate of occupancy. No termination rights to the Government during the lease term.

III. Paragraph 3 is hereby deleted in its entirety and replaced as follows:

The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

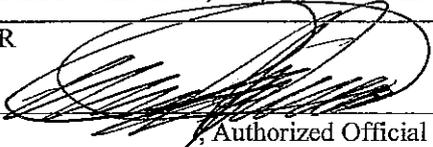
Term	Annual Rent	Rate per RSF	Rate per OASF	Monthly
9/28/2010-9/27/2025	\$1,165,465	\$34.79	\$40.018	\$97,122.08

Continued on page 2 of 2

All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

BY

  
Authorized Official (Signature)

IN PRESENCE OF

  
(Signature)

10525 Vista Sorrento Parkway #110  
San Diego, CA 92121

(Address)

UNITED STATES OF AMERICA

Glynda M. Grieve

BY

  
(Signature)

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
(Official Title)

The above referenced rental rates are broken down as follows:

Base Rental Annual:	\$776,195 (\$23.17RSF)
Operating Rent Annual:	\$266,325 (\$7.95RSF)
TI Annual Rent:	<u>\$122,945 (\$3.67RSF)</u>
Total Annual Rent:	<b>\$1,165,465 (\$34.79RSF)</b>

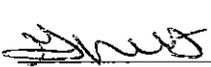
IV. Upon completion of security alterations and government acceptance of the work, the rent will be adjusted to reflect an additional \$41, 540 per annum.

V. Paragraph 10 is hereby deleted in its entirety and replaced as follows:

In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$1,139,670 shall be amortized through the rent for 180 months at the rate of 7%.

VI. The Lessor hereby waives restoration.

All other terms and conditions remain in full force and effect.

	
Govt. Initials	Lessor Initials