

GENERAL SERVICES ADMINISTRATIC** PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 4	DATE September 8, 2010 Govt: <u>MLC</u> October 1, 2010 Lessor: <u>(Signature)</u>
	TO LEASE NO. GS-05B-17857	

ADDRESS OF PREMISES 4030 Vincennes Road
Indianapolis, Indiana 46268-3007

THIS AGREEMENT, made and entered into this date by and between CP VINCENNES, LLC

CP VINCENNES, LLC
whose address is 3001 Douglas Boulevard, Suite 340
Roseville, California 95661

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 ~~September 8, 2010~~ October 1, 2010, as follows:

Supplemental Lease Agreement No. 4 to lease GS-05B-17857 is hereby issued to change the janitorial service hours from 8:30 to 3:30 p.m. to 7:30 am - 6:00 pm for the 2nd and 3rd floors. Janitorial services between the hours of 7:30-8:30 am will cost [redacted] per month for both floors. Extended hours between 3:30 to 6:00 pm will cost [redacted] per month for both floors. The total operating cost will be increased by [redacted]. The changes in the operating costs will also impact the annual rental amount. Therefore, Paragraphs 3, 13 & 17 of the Standard Form 2 (SF-2) - U.S. Government Lease for Real Property and Section 4.8 A. of SFO No. GS-05B-17857 (page 23) - are hereby deleted in their entirety and replaced as follows:

Paragraphs 3, 13, & 17 of the SF-2 and Section 4.8 A of the SFO are hereby deleted in their entirety and replaced as follows:

3. The Government shall pay the Lessor rent as follows:

Term	Annual Rent	Monthly Rent	Rate/RSF	Rate/USF
Years 1-5 *	\$1,127,209.72	\$93,934.14	\$22.47	\$24.86
Years 6-10	\$940,955.00	\$78,412.91	\$18.76	\$20.75

*The first three (3) months of base shell rental shall be abated. This equates to a rent credit of \$40,187.65 per month for a period of three (3) months. (Base Shell Rent = \$482,251.80/ 12 = \$40,187.65 x 3 = \$120,562.95) *A total Commission Credit of [redacted] will be reduced from the base shell rental for months 4-6. Please refer to Paragraph 28.

CPI and tax escalations continue throughout the term of the lease. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: CP Vincennes, LLC, 3001 Douglas Boulevard, Suite 340, Roseville, California 95661

13. For the purpose of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services is \$284,180.80 per annum or \$5.67 per rentable square foot for 50,160 square feet of rentable office space. This equates to a rate of \$6.26 per usable square foot.

17. Lessor shall provide janitorial service during Tenant's working hours, 7:30 a.m. to 6:00 p.m., Monday through Friday, except Saturdays, Sundays and Federal holidays.

SFO No. GS-05B-17857, Section 4.8 A. - Cleaning shall be performed during tenant's working hours of 7:30 a.m. and 6:00 p.m.

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, CP VINCENNES, LLC
BY (Signature) MANAGIA MEMBER (Title)
IN PRESENCE OF (Signature) Roseville, CA (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE
BY (Signature) CONTRACTING OFFICER (Official Title)