GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 7/14/2011
	TO LEASE NO GS-09B-02738	

ADDRESS OF PREMISES: 2600 N Central Ave., Phoenix, AZ 85004-3050

THIS AGREEMENT, made and entered into this date by and between: **ARI CENTRAL, LP and DANARI CENTRAL, LLC**
whose address is: 20951 Burbank Blvd, Woodland Hills, CA 91367-6563

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 correct Paragraph 9 and to record the Notice to Proceed and provide Lump Sum Payment Procedures. .

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, **effective upon execution by the Government**, as follows:

Paragraph 9 is deleted in its entirety and replaced as follows:

9. PARAGRAPH 9 IS INTENTIONALLY OMITTED.

Paragraphs 25 and 26 are hereby added, made apart of and attached to the Lease:

25. This SLA records the Notice to Proceed with Tenant Improvements effective upon execution of this SLA 1. Lessor agrees to complete Tenant Improvements in accordance with all terms and conditions of the Lease and Government reviewed Construction Documents for a total cost of **$358,106**. $302,618.47 ($38.29644/ABOA) is amortized in the rent as stated in Lease paragraph 16 at a rate of 7.5% over the 36 month firm term of the Lease. The Government shall make a lump sum payment for the remaining **$55,487.53** of Tenant Improvement costs per Lease paragraph 26. No additional payments for Tenant Improvements shall be paid unless it is a Change Order approved by the Contracting Officer with a Supplemental Lease Agreement.

26. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum Payment, one original and one copy of the invoice for the Lump Sum Payment. Lessor shall contact the GSA Contracting Officer for the "PS Number," which must be annotated on the invoice. The original invoice, in an amount not to exceed **$55,487.53** shall be submitted via the GSA Finance website at www.finance.gsa.gov.

    A copy of the invoice shall be simultaneously submitted to GSA at:

    GSA, Real Estate Acquisition Division
    401 W Washington St., SPC 25, Suite 170
    Phoenix, AZ 85003

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: **ARI CENTRAL, LP and DANARI CENTRAL, LLC**

BY _____ (Signature) — Alon Sher Executive Vice President (Print Name and Official title)

IN PRESENCE OF: _____ (Signature) — Andrea Myers Transaction Coordinator (Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY _____ (Signature) — Contracting Officer (Official title)