GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL LEASE AGREEMENT #2	DATE 11/13/12
	TO LEASE NO. GS-09B-02770	

ADDRESS OF PREMISES: 3640 East Wier Avenue, Phoenix, AZ 85040-2932

THIS AGREEMENT, made and entered into this date by and between **LBA Realty Fund II - WBP II, LLC**

whose address is 17901 Von Karman Avenue, Suite 950
Irvine, CA 92614

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 follows:

To establish the 24 hour server room:

In this regard, Paragraph 14 of Lease No. GS-09B-02770 is hereby replaced in its entirety with the following:

"14. **24 HOUR ROOMS:** The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day as specified by the Space Requirements Questionnaire. The charges for heating and cooling of these areas shall be provided at the rate of $60 per month per 120 square feet after "Normal Hours". Only the 120 SF server room explained in the Space Requirements Questionnaire requires 24 hour HVAC."

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: LBA Realty Fund II - WBP II, LLC

BY _____ (Signature) PRINCIPAL (Title)

IN THE PRESENCE OF (witnessed by:)
_____ (Signature) 17901 VON KARMAN AVE, STE 950 IRVINE CA 92614 (Address)

UNITED STATES OF AMERICA, General Services Administration

BY _____ Contracting Officer
GSA, PBS, READ