ORIGINAL

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
002	GS-09B-01983	SEP 24 2010	1 of 2

ADDRESS OF PREMISES

101 West Broadway, San Diego CA 92101

THIS AGREEMENT, made and entered into this date by and between **101 WEST BROADWAY LLC, A Delaware Limited Liability Company**

whose address is: **101 West Broadway, Suite 820**
San Diego, CA 92101

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to establish beneficial occupancy, combine suites previously titled 420, 450, and 460, and adjust the annual rental rate:

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

Paragraph 1, 2, 3, and 4 of the lease are hereby deleted in their entirety and the following substituted therefore.

"1. The Lessor hereby leases to the Government the following described premises;

20,319 rentable square feet (RSF), yielding approximately 17,491 ANSI/BOMA Office Area square feet and related space located on the 4th floor (Suite 450) at the 101 West Broadway Building, San Diego, California 92101 together with thirty-one (31) inside, structured parking spaces (16 onsite at 101 West Broadway, and 15 located at the Horton Plaza parking garage, 1069 First Avenue, San Diego, CA 92101), as depicted on the attached Exhibit A (Site Plan), Exhibit B ("Premises" as shown on the first-generation, blue-line plan of the 4th floor), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINSTRATION."

Continued on Page 2

[The remainder of this page is intentionally left blank]

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

LESSOR: 101 WEST BROADWAY LLC, A Delaware Limited Liability Company

SIGNATURE	NAME OF SIGNER Steven M. Case
ADDRESS [redacted]	

LEGAL APPROVAL

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER Michael T. Bennett
ADDRESS [redacted]	

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER **Don Crawford**
	OFFICIAL TITLE OF SIGNER **CONTRACTING OFFICER**

"2. **TO HAVE AND TO HOLD** the said Premises with their appurtenances for the term beginning on July 16, 2010 and continuing through July 15, 2017, subject to termination rights as may be hereinafter set forth."

"3. The Lessor shall furnish to the Government as part of the rental consideration, the following:

Suite 450 - For the time period of July 16, 2010 through July 15, 2015, the annual rent of $794,066.52 consisting of base rate at $28.62/RSF, amortized tenant improvements at $4.49/RSF ($371,040.65 amortized at 8.44%), and services at $5.97/RSF at a rate of $66,172.21 per month in arrears.

Suite 450 - For the time period of July 16, 2015 through July 15, 2017, the annual rent of $702,834.21 consisting of a base rate of $28.62/RSF and services at $5.97/RSF at a rate of $58,569.52 per month in arrears.

Parking - For the time period of July 16, 2010 through July 15, 2017, annual rent of $66,960.00 ($180 per stall per month) at a rate of $4,580.00 per month in arrears.

Rent for a lesser period shall be prorated.

Rent Checks shall be payable to:

101 West Broadway LLC
101 West Broadway, Suite 820
San Diego, California 92101"

"4. The Government may terminate this lease including the parking in whole or in part effective at any time on or after July 15, 2015 by giving at least 60 days prior notice in writing to the Lessor. No rental rate shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

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

[The remainder of this page is intentionally left blank]