ORIGINAL

SHEET NUMBER 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT NUMBER 1 TO LEASE NUMBER GS-09B-01983

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL AGREEMENT No. 1	DATE AUG 27 2009
	TO LEASE NO. **GS-09B-01983**	

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, California 92101

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 expand the "Premises" by adding 6,855 rentable square feet consisting of approximately 5,902 ANSI/BOMA Office Area (Suite 420), to add eleven (11) inside structured reserved parking spaces, to increase the rent, and re-establish the percentage of occupancy. In this regard, Paragraphs 1, 3, 6, 10, and 15 are deleted in their entirety and the following new Paragraphs 1, 3, 6, 10, and 15 are substituted therefore and Exhibit C has been added.

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

20,319 rentable square feet (r.s.f.), yielding approximately 17,491 ANSI/BOMA Office Area square feet and related space located on the 4th Floor (Suite 450 consisting of 10,602 r.s.f. yielding 9,125 ANSI/BOMA Office Area, Suite 460 consisting of 2,862 r.s.f. yielding 2,464 ANSI/BOMA Office Area, and Suite 420 consisting of 6,855 r.s.f. yielding 5,902 ANSI/BOMA Office Area) 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 ADMINISTRATION.

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: 101 WEST BROADWAY LLC, A Delaware Limited Liability Company

BY _____ Senior Vice President, Leasing
Steven M. Case (Title)
Senior Vice President, Leasing, Office Properties

IN THE PRESENCE OF (witnessed by:)

[redacted]
(Address)

Michael T. Bennett
Vice President, Operations, Office Properties

LEGAL APPROVAL

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

BY _____ Contracting Officer, GSA
(Signature)

GSA DC 68-1176 **GSA FORM 276 Jul 67**

Initials: _____ & _____
Lessor Government