GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 7/14/2010
ADDRESS OF PREMISES: 2361 Rosecrans Avenue, Suite 155 El Segundo, California 90245	TO LEASE NO. GS-09B-02382	

THIS AGREEMENT, made and entered into this date by and between: Continental 2361/2381 LLC

whose address is: 2041 Rosecrans Avenue, Suite 200
El Segundo, California 90245-4792

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 May 25, 2010, as follows:

Supplemental Lease Agreement (SLA) No 1 is issued to establish beneficial occupancy, and to adjust the annual rent to include completed tenant improvements.

Paragraphs 9, 10 and 16 are deleted in their entirety and the following are substituted therefore.

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning May 25, 2010 through May 24, 2020, 10 years, 7 years firm term, subject to termination and renewal rights as may be hereinafter set forth.

10. The Government shall pay the Lessor annual rent as follows:

Effective May 25, 2010 to June 3, 2010 annual rent of $183,884.50 at a rate of $15,323.71 per month arrears
Effective June 4, 2010 to May 24, 2012 annual rent of $257,170.48 at a rate of $21,430.87 per month arrears
Effective May 25, 2012 to May 24, 2014 annual rent of $268,350.66 at a rate of $22,362.56 per month arrears
Effective May 25, 2014 to May 24, 2016 annual rent of $277,250.67 at a rate of $23,104.22 per month arrears
Effective May 25, 2016 to May 24, 2017 annual rent of $289,681.26 at a rate of $24,140.11 per month arrears
Effective May 25, 2017 to May 24, 2018 annual rent of $265,158.93 at a rate of $22,096.58 per month arrears
Effective May 25, 2018 to May 24, 2020 annual rent of $278,325.06 at a rate of $23,193.76 per month arrears

16. Tenant Improvement Amount: The final Tenant Improvement Amount that has been utilized by the Government is $139,885.69. The Tenant Improvement amount shall be amortized over the seven (7) year firm term of the lease agreement at an interest rate (amortization rate) of 6% per year.

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

LESSOR: Continental 2361/2381 LLC

BY Richard C. Lundquist (Signature) Richard C. Lundquist — President (Title)

IN THE PRESENCE OF (witnessed by:)

Gian-Carlo M. Yanke (Signature) — 2041 Rosecrans Avenue #200 El Segundo CA 90245 (Address)

UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service.

BY Guadalupe Flores (Signature) — Contracting Officer GSA, PBS, RED