SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES
1651 ALHAMBRA BOULEVARD, SACRAMENTO CA 95816-7051

THIS AGREEMENT, made and entered into this date by and between

CANNERY VENTURE LP

whose address is

1530 J STREET, SUITE 200
SACRAMENTO, CA 95814

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

WHEREAS, the parties hereto desire to amend the above to increase the rentable square footage and reestablish the rental schedule.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraphs 1 and 3 are hereby deleted and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:
26,615 rentable square feet (r.s.f.), yielding approximately 26,615 ANSI/BOMA Office Area square feet and related space located at the **THE CANNERY, 1651 ALHAMBRA BOULEVARD, SACRAMENTO, CA 95816-7051** together with **FOUR (4)** reserved onsite structured parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. The actual floor and suite number to be occupied by the Government will be established by Supplemental Lease Agreement for Beneficial Occupancy.

3. The Government shall pay the Lessor annual shell rent in arrears in accordance with the following schedule beginning on December 17, 2011:
   - **Year 1 (Months 1-3),** total rent will be **$0** at the rate of **$0** per month in arrears.
   - **Year 1 (Months 4-12),** total rent will be **$434,061.42** at the rate of **$48,229.05** per month in arrears.
   - **Years 2 through 8 (2-8),** annual rent will be **$584,731.55** at the rate of **$44,727.62** per month in arrears.
   - **Years 9 through 15 (9-15),** annual rent will be **$678,682.50** at the rate of **$56,556.88** per month in arrears.

The rent breakdown is as follows:

	Year 1 (Months 1-3)		Year 1 (Months 4-12)		Years 2 - 8		Years 9- 15	
	Monthly Rent	Monthly Rate / RSF	Monthly Rent	Monthly Rate / RSF	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	0	0	$48,229.05	$1.81	$584,731.55	$21.97	$678,682.50	$25.50

Rent for operating costs and tenant improvements will be established by a subsequent Supplemental Lease Agreement upon acceptance of Beneficial Occupancy.

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

CANNERY VENTURE LP
1530 J STREET, SUITE 200
SACRAMENTO, CA 958014

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

SIGNATURE	NAME OF SIGNER
	MARK FRIEDMAN
ADDRESS 1530 J ST. #200; SACTO, CA 95814	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
	Nick Carter
ADDRESS "	

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
Regina Nickerson	Regina Nickerson
	OFFICIAL TITLE OF SIGNER