SUPPLEMENTAL LEASE AGREEMENT

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ADDRESS OF PREMISES
1380 LEAD HILL BOULEVARD, ROSEVILLE, CA 95661

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

STG SIERRA GARDEN, LLC

whose address is

1260 N. DUTTON AVE #270
SANTA ROSA, CA 95401-4673

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

WHEREAS, the parties hereto desire to amend the above Lease to reconcile tenant improvements and include them in the rent.

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

Paragraph 3 is hereby amended as follows:

3. The amortization of Tenant Improvements as referenced in Paragraph 14 shall commence on May 1, 2012 continuing through August 31, 2015. The Tenant Improvement amount will be amortized over the remaining firm term of the lease (a total of 40 months).

   The Government shall pay the Lessor annual rent in arrears in accordance with the following schedule:

   a. **Years 1 through 1, annual rent will be $76,501.20 at the rate of $6,375.10 per month in arrears.**
   b. **Years 2 through 5, annual rent will be $95,601.74 at the rate of $7,966.81 per month in arrears.**
   c. **Years 6 through 10, annual rent will be $82,704.00 at the rate of $6,892.00 per month in arrears.**

   Rental Schedule:

	Year 1		Years 2 - 5		Years 6 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	$ 53,654.22	$ 15.57	$ 53,654.22	$ 15.57	$ 59,857.02	$ 17.37
T.I Rental Rate	$ -	$ -	$ 19,100.54	$ 5.54	$ -	$ -
Operating Cost*	$ 22,846.98	$ 6.63	$ 22,846.98	$ 6.63	$ 22,846.98	$ 6.63
Full Service Rate	**$ 76,501.20**	**$ 22.20**	**$ 95,601.74**	**$ 27.74**	**$ 82,704.00**	**$ 24.00**

***The rental schedule above states the baseline for Operating Cost. Rent is inclusive of CPI adjustments that may have been applied since the commencement of this lease.**

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

LESSOR

SIGNATURE	NAME OF SIGNER Dayna Ziegler
ADDRESS 1260 N. Dutton 270 Santa Rosa Ca	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER JOHN GORDON
ADDRESS [redacted]	
SIGNATURE	NAME OF SIGNER Eric Johnson