GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 1	DATE FEB 07 2012
	TO LEASE NO. GS-09B-02522	

ADDRESS OF PREMISES 2000 Outlet Center Drive
Oxnard, California 93036-0607

THIS AGREEMENT, made and entered into this date by and between MEF Realty, LLC

whose address is 23521 Paseo de Valencia, Suite 200
Laguna Hills, California 92563-3101

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 provide Notice to Proceed with construction, to establish the tenant improvement construction cost and to order tenant improvements which exceed the tenant improvement allowance.

Notice to Proceed:
As of 02/09/2012, the Lessor is hereby issued Notice to Proceed with the construction of Tenant Improvements in the space under lease based upon the Government's acceptance of the Tenant Improvement Price in the amount of $601,479.00.

Tenant Improvement Rental Adjustment:
In accordance with SFO Section 3.3, Tenant Improvement Rental Adjustment (AUG 2008), the Government shall make a lump sum payment for the tenant improvement overage in the amount of $168,680.83 (Tenant Improvement Price $601,479.00 - Maximum Tenant Improvement Allowance $432,798.17). The lump sum payment shall be made upon completion and acceptance of the improvements. The Tenant Improvement Price Proposal, Exhibit B is attached to and made apart of Supplemental Lease Agreement No. 1 to GS-09B-02522.

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: MEF Realty, LLC

BY _____ 2/3/12 MANAGING MEMBER
(Signature) (Title)

IN THE PRESENCE OF (witnessed by:) 23521 Paseo de Valencia #206
Laguna Hills, CA 92653
(Signature) (Address)

UNITED STATES OF AMERICA

BY _____ Contracting Officer
GSA, PBS, RED