GSA

GSA Public Buildings Service

Supplemental Lease Agreement
Number 1

Lease Number:	GS-09B-02560	**Date:**	12/28/10

400 Oyster Point Blvd., Suite 110 South San Francisco, CA 94080-1917

THIS AGREEMENT, made and entered into this date by and between **Kashiwa Fudosan America, INC.**

whose address is: 400 Oyster Point Blvd., Suite 117
South San Francisco, CA 94080-1917

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 issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

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

Paragraphs 26, 27 and 28 are hereby added:

"26. NOTICE TO PROCEED
Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed $392,689.22, inclusive of all management and architectural fees."

"27. The total cost for Tenant Improvements in the amount of $392,689.22 exceeds the tenant improvement allowance of $372,666.78 ($58.91/ABOASF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of $20,022.44. The Lessor shall construct all Tenant Improvements in accordance the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $20,022.44, pursuant to Paragraph 28, herein. The Lessor hereby waives restoration as a result of all improvements."

Continued on Sheet 1

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, **Kashiwa Fudosan America, INC.**

By _____ (Signature) attorney-in-fact (Title)

In Presence of

_____ (Signature) [redacted] (Address)

United States Of America, General Services Administration, Public Buildings Service.

Bryan Bowman (Signature) CONTRACTING OFFICER (Official Title)

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