| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE<br>SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT NO. 2 | DATE<br>APR 05 2011 |
|---|---|---|
| | TO LEASE NO.<br>GS-09B-02589 | |

ADDRESS OF PREMISES
The Warner Building, 21051 Warner Center Lane, Suite 200, Woodland Hills, CA 91367-6546

THIS AGREEMENT, made and entered into this date by and between **Carr NP Properties, LLC**

whose address is 790 East Colorado Blvd., Suite 800
Pasadena, CA 91101-5440

Herein after 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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date of this Supplemental Agreement 2, as follows: Paragraph 24 will be fully deleted in its entirety and replaced with the same numbered paragraph as stated below.

24. The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment $17,310.66 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's rent.

Second Month's Rental Payment $17,310.66 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's rent.

Third Month's Rental Payment $17,310.66 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's rent.

**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 Carr NP Properties, LLC**

**BY** _____ Market Managing Director
*(Signature)* *(Title)*

**IN PRESENCE OF** _____ 6080 Center Dr. #200 LA, CA 90045
*(Signature)* *(Address)*

**UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION**

**BY** _____ **Lease Contracting Officer**
**Rick Scott** *(Signature)* *(Official Title)*