GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE: JUL 18 2011
	TO LEASE NO. GS-09B-02591	

ADDRESS OF PREMISES 5200 N Palm Avenue, 2nd Floor, Fresno, CA 93704-2287

THIS AGREEMENT, made and entered into this date by and between GUNNER & ANDROS INVESTMENTS, A General Partnership

whose address is 555 W Shaw Avenue Suite B4
Fresno, CA 93704-2503

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 correct the zip code of the premises, to establish beneficial occupancy of the premises on August 1, 2011, to establish the term of the lease, to establish the annual rent, to establish the tenant improvement allowance to be amortized into the rental consideration, and to establish the commission credit.

Paragraph 9 of the Lease is deleted in its entirety and the following substituted therefore:

"9. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on August 1, 2011 and through 7/31/2021, subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 10 of the lease is deleted in its entirety and the following substituted therefore:

"10. The Government shall pay the Lessor annual rent as follows:

For Year 1: The annual rent is $170,774.00 ($25.750000 per rentable square foot per year). ~~For months 1 through 2 of Year 1, the Shell Rent is $0/RSF, the Operating Cost is $0/RSF and the TI cost is $0/RSF. For months 3 through 12 of Year 1, the Shell Rent is $19.875000/RSF, Operating Cost is $6.375000/RSF and TI cost is $00.00/RSF.~~ For months 1 through 2, the monthly rent is $0 and months 3 through 12, the monthly rent is $14,231.17.

For Year 2 through Year 5: The annual rent is $204,928.80 ($30.900000 per rentable square foot per year). For months 1 through 12, the Shell Rent is $23.25/RSF, the Operating Cost is $7.65/RSF and the TI cost is $0/RSF. The monthly rent is $17,077.40.

For Year 6 through Year 10: The annual rent is $208,908.00 ($31.500000). The rent consists of Shell Rent of $23.85/RSF and Operating Cost of $7.65/RSF. The monthly rent is $17,409.00.

Rent for lesser period shall be prorated. Rent shall be payable to:Gunner & Andros Investments
555 W Shaw Avenue, Suite B4
Fresno, CA 93704-2503"

Lessor
Gov't

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: GUNNER & ANDROS INVESTMENTS, A General Partnership

BY _____ OWNER/PARTNER
(Signature) (Title)

IN PRESENCE OF (witnessed by:)

Denise Sievers 555 W SHAW AVE., #B4, FRESNO, CA 93704
(Signature) (Address)

UNITED STATES OF AMERICA

BY _____ CONTRACTING OFFICER
(Signature) GSA, PBS, RED

SHEET NUMBER 1 ATTACHED AND FORMING A PART OF SLA NUMBER 1 TO LEASE NO. GS-09B-02591:

Paragraph 17 of the Lease is deleted in its entirety and the following substituted therefore:

"17. TENANT IMPROVEMENT ALLOWANCE: The maximum Tenant Improvement Allowance has been established by Paragraph 3.2, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance shall be amortized over the five (5) year firm term of the lease agreement at an interest rate (amortization rate) of 5% per year. The tenant improvement allowance shall be $00.00 ($00.00 per ABOA) based upon 5,825 ANSI/BOMA square feet."

Paragraph 23 of the Lease is deleted in its entirety and the following substituted therefore:

"23. COMMISSION AND COMMISSION CREDIT:

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 this 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 10 of this Standard Form 2, 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:

Third Month's Rental Payment $14,231.17 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent.

Fourth Month's Rental Payment $14,231.17 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Fourth Month's Rent".

Gov't Initials

Lessor Initials