GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT 1	DATE 1-5-2012
	TO LEASE NO. GS-09B-02606	

ADDRESS OF PREMISES **111 N. La Brea Plaza, Suite 202**
Inglewood, CA 90301-1752

THIS AGREEMENT, made and entered into this date by and between **101 La Brea Plaza, LLC.**

whose address is **111 N. La Brea Plaza, Suite 600**
Inglewood, CA 90301-1752

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

WHEREAS, the parties hereto desire to amend the above Lease and establish the date for beneficial occupancy and commencement of rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to establish the beneficial occupancy date, and modify the following: **annual rent effective January 1, 2012.**

Paragraph 9, and 10 are deleted in their entirety and the following substituted therefore:

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning **January 1, 2012** through **December 31, 2021**, subject to termination rights as may be hereinafter set forth.

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

Effective January 1, 2012 to December 31, 2012, annual rent of $189,354.00 at the rate of $15,779.50 per month in arrears;
Effective January 1, 2013 to December 31, 2013, annual rent of $195,092.00 at the rate of $16,257.67 per month in arrears;
Effective January 1, 2014 to December 31, 2021, annual rent of $208,289.40 at the rate of $17,357.45 per month in arrears;

The breakdown for annual rent is as follows:

TERM	SHELL	OPERATING	T.I.	TOTAL ANNUAL
January 1, 2012 to December 31, 2012	$131,974.00	$57,380.00	$0	$189,354.00
January 1, 2013 to December 31, 2013	$137,712.00	$57,380.00	$0	$195,092.00
January 1, 2014 to December 31, 2021	$150,909.40	$57,380.00	$0	$208,289.40

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

101 La Brea Plaza, LLC
111 N. La Brea Plaza, Suite 600
Inglewood, CA 90301-1752

All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR: 101 La Brea Plaza, LLC

BY _____ _____
(Signature) (Title)

IN THE PRESENCE OF (witnessed by:) 111 N. LABREA AVE INGLEWOOD CA 90301
_____ _____
(Signature) (Address)

UNITED STATES OF AMERICA

BY _____ Contracting Officer
GSA, PBS, RED

GSA DC 68-1176 GSA FORM 276 JUL 67