SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
2	GS-09B-02615	8/3/11	1 of 2

ADDRESS OF PREMISES
7388 N. Remington Avenue, Fresno, CA 93710-6773

THIS AGREEMENT, made and entered into this date by and between **Dror Geron, dba Geron Properties**

whose address is: [redacted]

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 establish the amount of square feet, establish beneficial occupancy establish a termination date and to establish rental payments.

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: Part II, Section A, 2, Paragraph c, Part II, Section B, Paragraph 3 and Part II, Section C, Paragraph 5 are deleted in their entirety and the following substituted therefore:

Part II, Section A, 2, Paragraph c: The Lessor hereby leases to the Government the following described premises: **6,140** rentable square feet (r.s.f.), yielding **6,140** ANSI/BOMA Office Area square feet and related space located at 7388 N. Remington Avenue, Suite 103, Fresno, CA, together with **five (5)** onsite, surface, parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

Part II, Section B, Paragraph 3: TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on July 6, 2011 through the following **fifteen (15) years** inclusive. The Government may terminate this lease in whole or in part at any time after the ten (10) year firm term (July 5, 2021), by giving at least 60 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Part II, Section C, Paragraph 5: Government shall pay the Lessor:

- **Years 1 - 10:** $112,677.22 per annum ($18.35 per rentable square foot per annum) at the rate of $9,388.94 per month in arrears.
- **Years 11 - 15:** $92,775.40 per annum ($15.11 per rentable square foot per annum) at the rate of $7,731.28 per month in arrears.

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

LESSOR

SIGNATURE	NAME OF SIGNER
	Dror Geron

ADDRESS [redacted]

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
Fahmie Sanders	Fahmie Sanders

ADDRESS [redacted]

UNITED STATES OF AMERICA

SIGNATURE	NAME OF SIGNER
Megan M. Stefani	Megan M. Stefani
	OFFICIAL TITLE OF SIGNER

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And broken out as follows:

	Years 1 - 10		Years 11 - 15	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	$65,759.40	$10.71	$65,759.40	$10.71
T.I Rental Rate	$19,901.82	$3.24	$0.00	$0.00
Operating Cost	$27,016.00	$4.40	$27,016.00	$4.40
Full Service Rate	**$112,677.22**	**$18.35**	**$92,775.40**	**$15.11**

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

Geron Properties
120 E. San Jose,
Fresno, CA 93710-6773