GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL AGREEMENT No. 03	DATE 12/13/12
ADDRESS OF PREMISES: 1122 W. Washington Blvd Los Angeles, CA 90015-3316	TO LEASE NO. GS-09B-02725	

THIS AGREEMENT, made and entered into this date by and between: The Pep Boys-Manny, Moe, and Jack of California

whose address is: **3111 W. Allegheny Avenue**
Philadelphia, PA 19132-1116

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:

Supplemental Lease Agreement (SLA) No. 01 is issued to establish beneficial occupancy, the term of the lease, and the annual rent.

Paragraph 9 and 10 are deleted in their entirety and sustitued therefore.

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning as follows:

   Effective October 29, 2012 through October 28, 2027.

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

   Effective October 29, 2012 through October 28, 2017, annual rent of $448,722.45 at the rate of 37,393.54 per month in arrears.

   Effective October 29, 2017 through October 28, 2022, annual rent of $475,065.36 at the rate of $39,588.78 per month in arrears.

   Effective October 29, 2022 through October 28, 2027, annual rent of $412,407.93 at the rate of $34,367.33 per month in arrears.

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

   The Pep Boys-Manny, Moe, and Jack of California
   3111 W. Allegheny Avenue
   Philadelphia, PA 19132-1116

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: The Pep Boys-Manny, Moe, and Jack of California

PBY LEGAL OK

BY _____ (Signature) Joseph A. Cirelli SVP-Corp. Development Owner: _____ (Title)

IN THE PRESENCE OF (witnessed by:)

_____ (Signature) 3111 W. Allegheny Ave., Phila, PA 19132 (Address)

UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service.

BY _____ (Signature) Contracting Officer GSA, PBS, RED