GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE DEC 14 2011
	TO LEASE NO. GS-09B-02784	

ADDRESS OF PREMISES: 5810 Newton Drive
Carlsbad, CA 92008-7311

THIS AGREEMENT, made and entered into this date by and between **IN PALM SPRING, LLC**

Whose address is: 1336 Jay CT
West Linn, OR 97068-4577

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 Beneficial Occupancy; and to adjust rent to reflect actual Tenant Improvement Costs.

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:

Paragraphs 3 and 9 are deleted in their entirety, and the following paragraphs 3 and 9 are substituted therefore.

3. The Government shall pay the Lessor annual rent of $563,604.56 ($29.79 per rsf) at the rate of $46,967.05 per month in arrears for Years 1 – 5 of the Lease including $22,219.85 Amortized over the firm term and $558,783.74 ($29.53 per rsf) at the rate of $46,565.31 per month in arrears for Years 6 - 10. Rent for a lesser period shall be prorated.

Years	Shell Rate RSFPY (rentable square foot per year)	TI Amortization 3.25%	Services RSFPY	Total Rent RSFPY	Total Monthly Rent	Total Annual Rent
1-5	$22.39	$0.25	$7.14	$29.79	$46,967.05	$563,604.56
6-10	$22.39	$0.00	$7.14	$29.53	$46,565.31	$558,783.74

Rent payments shall be made payable to:

IN PALM SPRING, LLC
1336 Jay CT
West Linn, OR 97068-4577

Prior to final occupancy and commencement of rent, Lessor may sign up for electronic funds transfer.

9. TO HAVE AND TO HOLD: the Premises with their appurtenances for the term beginning November 14, 2011 through the following ten (10) years, subject to termination rights as may be hereinafter set forth.

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.

IN PALM SPRING, LLC

BY _____ (Signature) Member (Title)

IN THE PRESENCE OF (witnessed by:)

_____ (Signature) [redacted] (Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY _____ (Signature) Contracting Officer, GSA