GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **LEASE AMENDMENT**	LEASE AMENDMENT No. 1	DATE May 8, 2012
ADDRESS OF PREMISES: 1310 South Cucamonga Ave., Ontario, CA 91761	LEASE NO. GS-09B-02943	

THIS AGREEMENT, made and entered into this date by and between: Cucamonga Building No. 1

Whose address is: 1401 Avocado Avenue, Suite 901
Newport Beach, CA 92660-7785

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, to establish beneficial occupancy, as follows:

The "To Have and To Hold" paragraph on pg. 1 of the Lease and paragraph 1.03(A). "Rent and Other Consideration" are hereby deleted and replaced with the following:

"TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on January 24, 2013 through January 23, 2033, subject to termination by the Government after January 23, 2018, to be used for such purposes as determined by the Government."

"1.03 RENT AND CONSIDERATION

(A). The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	1/24/2013-1/23/2018	1/24/2018-1/23/2023	1/24/2023-1/23/2028	1/24/2028-1/23/2033
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENTAL RATE	$346,424.00	$388,238.40	$427,062.24	$469,972.80
TENANT IMPROVEMENTS RENTAL RATE*	$0	$0	$0	$0
OPERATING COSTS*	$106,690.00	$106,690.00	$106,690.00	$106,690.00
FULL SERVICE RATE	**$453,114.00**	**$494,928.40**	**$533,752.24**	**$576,662.80**

The Tenant Improvements Allowance is amortized at a rate of **0 percent per annum for **0** years."*

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: Cucamonga Building No. 1

Eugene J. Rhodes
(Signature)

IN THE PRESENCE OF (witnessed by:)

BY Susan Ell Matyasovic
(Signature)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY R. Austin Bin
Lease Contracting Officer, GSA

GSA DC 68-1176

GSA FORM 276 Jul 67