GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT No. 3 | DATE 10/27/2011

TO LEASE NO. GS-09B-02330

ADDRESS OF PREMISES 603-621 San Juan Avenue, Stockton, CA

THIS AGREEMENT, made and entered into this date by and between **TURNING BASIN PARTNERS, LLC** **whose address is**
4945 Waterloo Road, Stockton, CA 95215-2034

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 issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraphs 25, 26, and 27 are hereby added:

"25. NOTICE TO PROCEED
Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed $3,060,057.00, inclusive of all management and architectural fees."

"26. The total cost for Tenant Improvements in the amount of $3,060,057.00 exceeds the tenant improvement allowance of $964,039.00($46.29/ABOASF), which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of $2,096,018. 00 The Lessor shall construct all Tenant Improvements in accordance with Paragraph 5.15F of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $2,096,018.00 pursuant to paragraph 27, herein. "

Continued on Sheet No. 1

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: TURNING BASIN PARTNERS, LLC

BY _____ (Signature) — It's Manager (Title)

BY _____ (Signature) — Managing Partner (Title)

IN THE PRESENCE OF (witnessed by:)

_____ (Signature)

[redacted]

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY _____ Sherry Shirkey 3 Nov. 2011 — Lease Contracting Officer _____