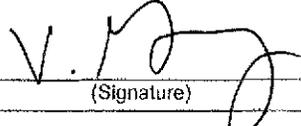




Supplemental Lease Agreement Number Two (2)	
Lease Number:	GS-09B-01954
Date:	11/17/2010
20101 Hamilton Place, Torrance, CA	
<p>THIS AGREEMENT, made and entered into this date by and between CHASE HAMILTON, LLC</p> <p>whose address is: 800 West 6th Street, Suite 600 Los Angeles, CA 90017</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease to establish Beneficial Occupancy and amend the annual rent, tenant improvement costs, and commission and commission credit amounts.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 1, 2010 as follows:</p>	
<p>Paragraphs 9, 10, 12, 24, and 28 are deleted in their entirety and substituted therefore:</p> <p>9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on September 1, 2010, and continuing through August 31, 2017, subject to termination rights as may be hereinafter set forth.</p> <p>10. The Government shall pay the Lessor annual rent as follows:</p> <p style="padding-left: 40px;">For months 1 - 60 annual rent of \$133,333.20 at the rate of \$11,111.10 per month in arrears. For months 61 - 84 annual rent of \$152,596.72 at the rate of \$12,716.39 per month in arrears.</p> <p>Rent for a lesser period shall be prorated. Rent shall be payable to:</p> <p style="text-align: center;">Chase Hamilton, LLC 800 West 6th Street, Suite 600 Los Angeles, CA 90017</p> <p style="text-align: center;">All other terms and conditions of the Lease shall remain in force and effect.</p>	
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>Lessor, CHASE HAMILTON, LLC</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>By <u></u> (Signature)</p> </div> <div style="width: 45%;"> <p>CHASE HAMILTON, LLC By: Chase Partners, Ltd. Managing Member David A. Parker, President</p> </div> </div> <p>In Presence of</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%; text-align: center;"> <p>_____</p> <p>(Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p>_____</p> <p>(Address)</p> </div> </div>	
<p>United States Of America, General Services Administration, Public Buildings Service.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><u></u> (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p>CONTRACTING OFFICER (Official Title)</p> </div> </div>	



SHEET NO. 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 2 AND MADE A PART OF LEASE NO. GS-09B-01954

12. PERCENTAGE OF OCCUPANCY: The Government occupies 5,497/241,866 rentable square feet (2.27275%)

24. COMMISSION AND COMMISSION CREDIT:

The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 10 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

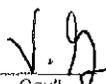
First Month's Rental Payment \$11,111.10 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent.

Second Month's Rental Payment \$11,111.10 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent.

Third Month's Rental Payment \$11,111.10 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$11,111.10 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Fourth Month's Rent."

28. The total Tenant improvement cost of \$202,777.00 is amortized over 60 months at 8% payable monthly at the rate of \$4,111.59 or \$49,339.04 annually and is included in the annual rent payment identified in Paragraph 10 of this Supplemental Lease Agreement.

Initials:  & 
Lessor Gov't