

ORIGINAL

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE 11/29/2011
	TO LEASE NO. GS-09B-02095	

ADDRESS OF PREMISES: 101 West Broadway
15th Floor
San Diego, CA 92101-8216

THIS AGREEMENT, made and entered into this date by and between 101 West Broadway LLC

whose address is: 101 West Broadway
Suite 820
San Diego, CA 92101-8206

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 adjust the annual rent by including amortized Tenant Improvement Costs.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraph 3 is deleted in its entirety, and the following new Paragraph 3 is substituted therefore as follows:

"3. The Government shall pay the Lessor annual rent as follows:

Effective September 1, 2011 through April 30, 2014 annual rent of \$541,116.15 (inclusive \$100,119.68 Tenant Improvement Costs amortized over 31 months at 8.5% interest) at the rate of \$45,093.01 per month in arrears.

Effective May 1, 2014 through April 30, 2018 annual rent of \$563,314.62 at the rate of \$46,942.89 per month in arrears.

Rent for a lesser period shall be prorated.

Rent checks shall be payable to:

101 West Broadway LLC
101 West Broadway
Suite 820
San Diego, CA 92101-8287

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: 101 West Broadway LLC

By: Steven M. Case
Steven M. Case, Executive Vice President
Office Properties



(Title)

By: Michael T. Bennett
Michael T. Bennett,
Senior Vice President, Operations, Office Properties

(Address)

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

BY Daniel J. McGrath
(Daniel J. McGrath)

Contracting Officer, GSA