

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT No. 3

DATE 3/03/2011

TO LEASE NO. GS-09B-02328

ADDRESS OF PREMISES: Centerpoint Plaza Building  
5901 Priestly Drive  
Suite 206  
Carlsbad, CA 92008

THIS AGREEMENT, made and entered into this date by and between MULLER-CENTERPOINT LLC

whose address is: 23521 Paseo De Valencia  
Suite 200  
Laguna Hills, CA 92653-3107

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the Lease to add actual dates in the rent schedule, establish the Government Termination Rights date, establish Beneficial Occupancy, establish the amount of Tenant Improvement Allowance to be amortized, include Change Order Work as identified herein this Supplemental Lease Agreement, and to provide a means of payment for the costs of the Change Order Work.

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, 4, 9, and 16 are deleted in their entirety, and the following new Paragraphs 3, 4, 9, and 16 are substituted therefore; and Paragraph 27 has been added.

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

Effective March 3, 2011 through September 2, 2013 annual rent of \$231,207.76 at the rate of \$19,267.31 per month in arrears.

Effective September 3, 2013 through March 2, 2016 annual rent of \$262,712.76 at the rate of \$21,892.73 per month in arrears.

Effective March 3, 2016 through March 2, 2021 annual rent of \$278,473.00 at the rate of \$23,206.08 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

MULLER-CENTERPOINT, LLC  
23521 Paseo De Valencia  
Suite 200  
Laguna Hills, CA 92653-3101

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

LESSOR: MULLER-CENTERPOINT LLC

BY [Signature]  
(Signature) Managing Member

23521 Paseo de Valencia #200  
Laguna Hills, CA 92653  
(Title)

IN THE PRESENCE OF (witnessed by:)

[Signature]  
(Signature)

See above  
(Address)

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

BY [Signature]  
(Daniel J. McGrath)

Contracting Officer, GSA