

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02386	DATE 12/2/2011	PAGE 1 of 1
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ADDRESS OF PREMISES
1651 ALHAMBRA BOULEVARD, SACRAMENTO CA 95816-7051

THIS AGREEMENT, made and entered into this date by and between

CANNERY VENTURE LP

whose address is

**1530 J STREET, SUITE 200
SACRAMENTO, CA 95814**

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

WHEREAS, the parties hereto desire to amend the above to commence shell rental payments on December 17, 2011.

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

Paragraphs 2 and 3 are hereby amended:

Paragraph 22 has been added:

2. **TO HAVE AND TO HOLD** the said Premises with their appurtenances for the term beginning on December 17, 2011 continuing through December 16, 2026, NOT subject to termination rights.
3. The Government shall pay the Lessor annual shell rent in arrears in accordance with the following schedule beginning on December 17, 2011:
 - **Year 1 (Months 1-3)**, total rent will be **\$0** at the rate of **\$0** per month in arrears.
 - **Year 1 (Months 4-12)**, total rent will be **\$395,490.87** at the rate of **\$43,943.43** per month in arrears.
 - **Years 2 through 8 (2-8)**, annual rent will be **\$532,772.50** at the rate of **\$44,397.71** per month in arrears.
 - **Years 9 through 15 (9-15)**, annual rent will be **\$618,375.00** at the rate of **\$51,531.25** per month in arrears.

The rent breakdown is as follows:

	Year 1 (Months 1-3)		Year 1 (Months 4-12)		Years 2 - 8		Years 9-15	
	Monthly Rent	Monthly Rate / RSF	Monthly Rent	Monthly Rate / RSF	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	0	0	\$43,943.43	\$1.81	\$532,772.50	\$21.97	\$618,375.00	\$25.50

Rent for operating costs and tenant improvements will be established by a subsequent Supplemental Lease Agreement upon acceptance of Beneficial Occupancy.

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

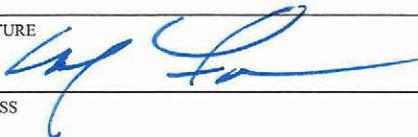
**CANNERY VENTURE LP
1530 J STREET, SUITE 200
SACRAMENTO, CA 958014**

22. The parties to this SLA agree that all claims and disputes relating to, concerning or arising out of this transaction, specifically with respect to any delay claims of Cannery Venture LP "Lessor", whether asserted or unasserted, are covered by the provisions set forth in the SLA and that Lessor agrees to fully and completely release GSA from all claims of any kind relating to said claims. The parties further agree that the compensation provided for in this SLA constitutes full and complete satisfaction for all direct and indirect costs, damages, interest, attorney's fees and any other costs asserted or unasserted by either party arising out of this transaction.

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties hereto have herunto subscribed their names as of the date first above written.

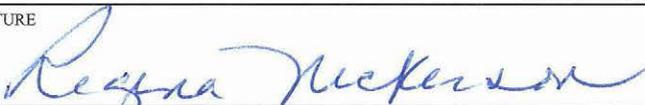
LESSOR

SIGNATURE 	NAME OF SIGNER Mark Friedman
ADDRESS	1530 J STREET # 200 Sacramento CA 95814

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Nick Carter
ADDRESS	//

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Regina Nickerson
	OFFICIAL TITLE OF SIGNER Contracting Officer