

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-09B-02386	DATE 10/9/12	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 incorporate the tenant improvement and operating cost rates into the rental schedule.

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

Paragraph 3 is hereby deleted and replaced with the following:

3. The Government shall pay the Lessor annual shell rent in arrears in accordance with the following schedule:

	Year 1 December 17, 2011 through August 20, 2012		
	Annual Rent	Monthly Rent	Annual Rate / RSF
Shell Rent	\$ 584,731.55	\$ 48,727.62	\$ 21.97
Operating Rent	\$ -	\$ -	\$ -
TI Rent	\$ -	\$ -	\$ -
Total Rent	\$ 584,731.55	\$ 48,727.62	\$ 21.97

	Years 1 - 8 August 21, 2012 - December 16, 2019			Years 9- 15 December 17, 2019- December 17, 2026		
	Annual Rent	Monthly Rent	Annual Rate / RSF	Annual Rent	Monthly Rent	Annual Rate / RSF
Shell Rent	\$ 584,731.55	\$ 48,727.62	\$ 21.97	\$ 678,682.50	\$ 56,556.88	\$ 25.50
Operating Rent	\$ 118,969.05	\$ 9,914.09	\$ 4.47	\$ 118,969.05	\$ 9,914.09	\$ 4.47
TI Rent	\$ 160,585.26	\$ 13,382.11	\$ 6.03	\$ 160,585.26	\$ 13,382.11	\$ 6.03
Total Rent	\$ 864,285.86	\$ 72,023.81	\$ 32.47	\$ 958,236.81	\$ 79,853.07	\$ 36.00

- Year 1 (December 17, 2011 through August 20, 2012) annual rent will be \$584,731.55 at the rate of \$48,727.62 per month in arrears.
- Free Rent: Free rent effective for months 1-3 (December 17, 2011 - March 16, 2012) of Year 1. Rent is \$48,727.62 per month which equates to a total of \$146,182.86 of free rent. Full shell rent restored on March 17, 2012.
- Years 1 through 8 (August 21, 2012 through December 16, 2019) annual rent will be \$864,285.86 at the rate of \$72,023.81 per month in arrears.
- Year 9 through 15 (December 17, 2019 through December 17, 2026) annual rent will be \$958,236.81 at the rate of \$79,853.07 per month in arrears.
- Amortization Rate: The tenant improvements are being amortized over the term of the lease at a rate of 7%.

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

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

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

LESSOR

SIGNATURE 	NAME OF SIGNER MARK FRIEDMAN
ADDRESS 1530 J Street Suite 200 Sacramento CA 95814	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Nick Carter
ADDRESS //	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER SUSAN TRUONG
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer