

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NO. GS-09B-02390 DATE 2/2/2011 PAGE 1 of 3

ADDRESS OF PREMISES 5885 FLIGHTLINE CIRCLE, SACRAMENTO, CA 95837-1111

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

SACRAMENTO INTERNATIONAL JET CENTER, INC.

whose address is

6133 FREEPORT BLVD., SACRAMENTO CA 95822

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 issue a Notice to Proceed.

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

Paragraphs 22 is hereby added:

"22. NOTICE TO PROCEED

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified in the attached sheet no. 1 and 2, at a total cost not to exceed \$251,265.40, inclusive of all management and architectural fees."

Continued on Sheet No. 1

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

LESSOR SIGNATURE [Signature] NAME OF SIGNER Scott L. Powell ADDRESS

IN PRESENCE OF SIGNATURE [Signature] NAME OF SIGNER MEREDITH POWELL ADDRESS

UNITED STATES OF AMERICA SIGNATURE [Signature] NAME OF SIGNER Pamela Collins OFFICIAL TITLE OF SIGNER Contracting Officer/Branch Chief

AUTHORIZED FOR LOCAL REPRODUCTION Previous edition is not available GSA FORM 276 (REV 8/2006)

INITIALS LESSOR GOVT GSA FORM 276 (REV 8/2006) BACK

SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 1 TO LEASE #GS-09B-02390

TSA OFFICE IMPROVEMENTS - SACRAMENTO JET CENTER	
STEVE'S INNOVATIVE CONSTRUCTION	
SHELL AND TENANT IMPROVEMENT COST DETAIL	
1/26/2011	

DESCRIPTION	APPLICABLE		VENDOR NAME
	SHELL COST	TI COST	

SOFT COST			
BUILDING PERMITS		\$ [REDACTED]	Sac Co.
TI FINANCING - CONSTRUCTION		\$ -	
SEWER & WATER FEES		\$ -	
MITIGATION FEES		\$ -	
ARCHITECTURAL FEES		\$ [REDACTED]	Nielsen & Asso.
ENGINEERING FEES		\$ -	Incl in Innovative
LEED DOCUMENTATION & CERTIFICATION PLANS PRINTING		\$ [REDACTED]	
PROJECT MANAGEMENT		\$ [REDACTED]	Innovative Const.
Subtotal Soft Cost		\$ 45,347.00	

SITE COST (if applicable)			
FENCING		\$ -	
PARKING		\$ -	
CAR PORTS		\$ -	
TRASH ENCLOSURES		\$ -	
LANDSCAPING		\$ -	
Subtotal Site Costs			

BUILDING SHELL COST (if applicable)			
Subtotal Building Shell Cost	\$	65,222	

(E) BUILDING SHELL AND TI COST			
GENERAL REQUIREMENTS		\$ [REDACTED]	Innovative
FULL HEIGHT WALLS AND PARTIAL HEIGHT WALLS	\$ [REDACTED]	\$ [REDACTED]	Anderson Drywall
INSULATION		\$ [REDACTED]	
ENTRY DOOR HDW COMM. RM DR. AND HDW.		\$ [REDACTED]	Galaxy Door
SIZE TYPE OF DOOR AND QUANTITY		\$ -	
HARDWARE		\$ -	
TYPE AND LOCATION OF HARDWARE		\$ -	
WINDOWS - REMOVE AND REPLACE FOR 2ND FL ACCESS		\$ [REDACTED]	
SIZE, LOCATION AND QUANTITY		\$ -	

SHEET NO. 2 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 1 TO LEASE #GS-09B-02390

CEILING (no tiles)	\$ [REDACTED]	\$ [REDACTED]	Howard Acoustic
FLOORING	\$ [REDACTED]		Tonda
CERAMIC TILE, ETC (SQ. FT)			
CARPET TILE, ETC (SQ. FT)	\$ [REDACTED]		Tonda
VINYL TILE, ETC (SQ. FT)			
PAINTING (LINEAR FEET)		\$ [REDACTED]	Steve Valley
SPECIALTIES		\$ [REDACTED]	
SIGNS		\$ [REDACTED]	
FURNISHING			
PLUMBING		\$ [REDACTED]	T&S Plumbing
HVAC (Comm. Rm not included)	\$ [REDACTED]	\$ [REDACTED]	Prime Mechanical
LIGHTING, PLUGS (Minimal lighting)	\$ [REDACTED]	\$ [REDACTED]	Rampart Electric
FIRE ALARM		\$ [REDACTED]	
FIRE SPRINKLER	\$ [REDACTED]	\$ [REDACTED]	West Coast Fire
DATA & TELCOM CABLING (preliminary wiring only)		\$ [REDACTED]	Integrity Data & Fiber
SPECIALTY MACHINES		\$ [REDACTED]	
SECURITY Preliminary wiring only		\$ [REDACTED]	ASI
[REDACTED]		Incl above	ASI
[REDACTED]		Incl above	ASI
Subtotal Building Shell and TI Cost		\$ 183,832.40	

Subtotal Soft Cost			
--------------------	--	--	--

SUB-TOTAL			
CONTRACTOR OVERHEAD & PROFIT 10%		\$ [REDACTED]	Innovative Construction
SUB-TOTAL			
CONTRACTOR PROFIT			
SUB-TOTAL			
OFFEROR OVERHEAD			
SUB-TOTAL			
OFFEROR PROFIT			
SUB-TOTAL			
LESS TENANT IMPROVEMENT ALLOWANCE			
GRAND TOTAL		\$ 251,265.40	
B= BUDGETED AMOUNT			

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

INITIALS: 
GOVERNMENT & LESSOR