

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 5
Page 1 of 3

DATE
AUG 10 2012

TO LEASE NO. GS-09B-02418

ADDRESS OF PREMISE 5500 Telegraph Road
Ventura, California 93003-4250

THIS AGREEMENT, made and entered into this date by and between: Roe & Roe, Inc., c/o Martin J. Roe

whose address is 1022 Hillcrest Road
Beverly Hills, California 90210

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as: To extend the term of the lease, to establish beneficial occupancy for Block B expansion space on June 6, 2012, to establish the annual rent, to establish the operating cost lease commencement date for the existing and expanded space, to establish the commission credit, to make a lump sum payment for the tenant improvement coverage and change orders.

Paragraphs 1, 9, 10, 12, 13 and 24 are hereby deleted in their entirety and replaced and Paragraph 31 is added as follows:

1. The Lessor hereby leases to the Government the following described premises:

3,252 rentable square feet (rsf) yielding approximately 2,999 ANSI/BOMA Office Area square feet (the expansion space increase is 1,467 rentable square feet yielding approximately 1,447 ANSI/BOMA Office Area square feet, Block A: Existing Space- 1,552usf/1,785 rsf and Block B: Expansion Space- 1,447usf/1,467rsf) and related space;

and an additional 322 rentable square feet yielding approximately 297 ANSI/BOMA Office Area square feet of free space, for a total of 3,574 rsf yielding approximately 3,296 ANSI/BOMA Office Area square feet located on the Second Floor of the building located at 5500 Telegraph Road, Ventura, CA, 93003-4250, (the "Premises"), as depicted on the attached Exhibit A together with six (6) onsite, surface, reserved parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION in conformance with Solicitation For Offers No. 7CA2495. The Government shall have access to approximately 288 square feet of storage space located on the parking level of the building at "No Cost" to the Government, to be used for storage related purposes consistent with office use.

9. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on September 15, 2011 through June 5, 2020, subject to termination and renewal rights as may be hereinafter set forth.

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: Roe & Roe, Inc., c/o Martin J. Roe

BY 
(Signature)

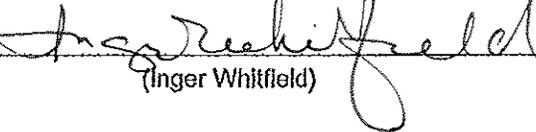

(Title)

IN THE PRESENCE OF

(Signature)

1022 N. Hillcrest Rd
Beverly Hills, CA 90210
(Address)

UNITED STATES OF AMERICA General Services Administration, Public Building Service

BY 
(Inger Whitfield)

Contracting Officer
(Official Title)