

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 7

DATE

11/26/2010

TO LEASE NO.
GS-09B-02456

ADDRESS OF PREMISES

United Grocers Building, 801 R Street, Fresno, CA 93721

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

whose address is 2025 N GATEWAY BLVD., SUITE 101
FRESNO, CALIFORNIA 93727-1619

Herein after 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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution, as follows: **Provide approval to the Lessor for Change Orders numbers one through five (#1 - 5) in the total amount not to exceed [REDACTED]. Cost proposals associated with aforementioned change orders are hereby attached and made a part of this lease; cost proposals describe change orders in greater detail and delineate scope of work.** Paragraph 28 is hereby added.

28. Approval of Change Orders One through Five (#1-5) in the amount of [REDACTED] and issues the Notice to Proceed for construction of the aforementioned Change Orders. This amount shall include all materials, labor, and overhead, as described further in the Lessor's Change Order proposals (Exhibit A attachment). Upon satisfactory completion, inspection, and acceptance of the work associated with these change orders by the Government, the Lessor shall be reimbursed in the amount not to exceed [REDACTED] through amortization in the rent. Approved Change Order proposals are hereby attached and added to the lease.

The table below delineates tenant improvement costs for this lease through November 19, 2010:

Date	Tenant Improvement (T.I.) Cost Description	T.I. Cost
7/28/10	Construction Notice to Proceed	[REDACTED]
8/20/10	Change Order # 1 - Installation of CATV terminals	[REDACTED]
8/20/10	Change Order # 2 - Furnish/Install of additional track lighting	[REDACTED]
11/4/10	Change Order # 3 - Tele/Data room improvements	[REDACTED]
11/9/10	Change Order # 4 - Furnish & Install of Wall Talker System	[REDACTED]
11/10/10	Change Order # 5 - A/E fees for ceiling chase inspection	[REDACTED]
11/19/10	T.I. Cost Total	\$ 1,528,779.00

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 Baltara Enterprises

BY

(Signature)

William Dick, President

(Title)

IN PRESENCE OF

(Signature)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

(Signature)

Lease Contracting Officer

(Official Title)

ROBERT W. NIMMO