



SUPPLEMENTAL LEASE AGREEMENT

Number: 1

Lease Number: GS-09B-02472	Date: December 6, 2011
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Address of the Premises: 15 Ilahee Lane
Chico, CA 95973

THIS AGREEMENT made and entered into this date by and between D & J Development Enterprises, LLC whose address is 5584 Little Grand Canyon Drive Paradise, CA 95969-4935

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

WHEREAS the parties hereto desire to amend the above Lease to provide the "Notice to Proceed" (NTP) for the CAT 5 wiring (initial tenant improvement) and the TV installation and mounting (excess tenant improvement).

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 follows:

Paragraphs 16 and 17 are hereby added as follows:

16. Pursuant to the U.S. GOVERNMENT LEASE FOR REAL PROPERTY (SHORT FORM) and SLA 1 for the above referenced contract, the breakdown of TIs (by way of allowance & excess tenant improvements/lump sum payment) and obligated at this time are as follows:

Total TI Costs	\$17,346.00	
Less		
Total TI Allowance Amortized	<u>\$16,696.00</u>	(CAT5 wiring, carpet and painting)
Total Lump Sum Payment (due to the Lessor)	\$ 650.00	(Excess TIs TV installation and TV mounting)

The Government will provide a lump sum payment of \$650.00 to the Lessor upon satisfactory completion and acceptance of the space for buildout.

The above referenced costs are subject to adjustment based on the final, actual scope of work for the buildout. Any additional items added to the current scope of work must be incorporated by way of a subsequent SLA and/or formally approved by the Contracting Officer via written correspondence."

17. In accordance with the above referenced contract, the Government is required to provide a Notice to Proceed (NTP) in order for the Lessor to commence construction of the CAT 5 wiring (Initial Tenant Improvement) in the amount of [redacted] which is amortized in this lease. Of the initial tenant improvements (carpet [redacted] paint [redacted] and the CAT5 wiring for [redacted] only the CAT5 cabling will be installed at this time, and carpet and paint at a later time during this lease.

And a Notice to Proceed (NTP) is also provided for the TV installation and TV mounting in the amount of [redacted] (this is an Excess Tenant Improvement item). Payment for the TV installation and TV mounting will be paid directly by the tenant agency, VBA. The actual lump payment terms and conditions for the TV installation/mounting are memorialized in this SLA No. 1 Installation may commence on December 5, 2011 and completed by December 16, 2011.

Handwritten initials/signature

