



Supplemental Lease Agreement
Number 003

Lease Number: GS-09B-02480 **Date:** *January 6, 2011*

ADDRESS OF PREMISES 185 Lennon Lane 2nd Floor
Walnut Creek, CA 94598

THIS AGREEMENT, made and entered into this date by and between: **Sun Life Assurance of Canada**

whose address is: One Sunlife Executive Park
Wellesley Hills, MA 02481

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 lump sum payment for security related Tenant Improvements.

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

Paragraphs 22 and 23 are hereby added:

"22. The total cost for Tenant Improvements related to security in the amount of \$8,072.59 is not included in the tenant improvement allowance of \$326,987.94, which will be amortized into the rental rate in a Subsequent Lease Agreement. The Government hereby orders the excess balance in the amount of \$8,072.59. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 3.17F of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$8,072.59 pursuant to Paragraph 23, herein. The Lessor hereby waives restoration as a result of all improvements."

Continued on Attachment Sheet Number 1. Attached hereto and made a part hereof

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, Sun Life Assurance of Canada

By

[Signature]
(Signature)

John Mulvihill
Authorized Signer

(Title)

In Presence of

[Signature]
(Signature)

Charles S. Andes
Authorized Signer
(Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature]
(Signature)

Peter Shtevn
Contracting Officer

SHEET NUMBER 1 Attached to Supplemental Lease Agreement Number 002 and made a part of US Government Lease GS-09B-02179