

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT #1	DATE <i>February 23, 2011</i>
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TO LEASE NO. **GS-09B-02500**

ADDRESS OF PREMISES: 5653 Stoneridge Drive, Pleasanton, CA 94588

THIS AGREEMENT, made and entered into this date by and between **HARSCH INVESTMENT PROPERTIES, LLC**

whose address is: 1121 SW SALMON ST STE 500
PORTLAND, OR 97205

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 remove the amortized TI allowance from rent until the tenant improvements are fully completed.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective the date of Government execution, as follows: Paragraphs 1 and 9 are hereby deleted and replaced with the following Paragraphs 1 and 9:

"1. The Lessor hereby leases to the Government the following described premises:
7,454 rentable square feet (r.s.f.), yielding 7,406 ANSI/BOMA Office Area square feet and related space located in Suites 103 and 104 at 5653 Stoneridge Drive, Pleasanton, CA 94588, together with five (5) onsite inside parking spaces as depicted on the attached "Exhibit A" (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

"9. RENT: The Government shall pay the Lessor annual rent according to the rent table below:

	Shell Rent (7,454 RSF)	Op Ex/RSF (7,454 RSF)	Total Office Annual Rent	Rent / Month
Year 1	\$15.45	\$6.75	\$165,478.80	\$13,789.90
Year 2	\$15.45	\$6.75	\$165,478.80	\$13,789.90
Year 3	\$16.05	\$6.75	\$169,951.20	\$14,162.60
Year 4	\$16.05	\$6.75	\$169,951.20	\$14,162.60
Year 5	\$16.65	\$6.75	\$174,423.60	\$14,535.30
Year 6	\$16.65	\$6.75	\$174,423.60	\$14,535.30
Year 7	\$17.25	\$6.75	\$178,896.00	\$14,908.00
Year 8	\$17.25	\$6.75	\$178,896.00	\$14,908.00
Year 9	\$17.85	\$6.75	\$183,368.40	\$15,280.70
Year 10	\$17.85	\$6.75	\$183,368.40	\$15,280.70

Rent is subject to adjustment pursuant to SFO Paragraph 3.3 "Tenant Improvement Rental Adjustment." Upon completion of the tenant improvements, the tenant improvement costs will be added back to the rent. The tenant improvement costs will be amortized at 8% annually for the remainder of the firm term of the lease. The Rent for a lesser period shall be prorated. Rent checks shall be payable to:

HARSCH INVESTMENT PROPERTIES, LLC
STONERIDGE BUSINESS CENTER
UNIT 33
P.O. BOX 4800
PORTLAND, OR 97208-4800"

All other terms and conditions remain in full force and effect.

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

LESSOR: Harsch Investment Properties, LLC
BY *Julia Remy*
(Signature)

Julia Remy
Vice President

(Title)

IN THE PRESENCE OF (witnessed by):
BY _____
(Signature)

(Title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY


PETER SHTEYN, CONTRACTING OFFICER, GSA