

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. GS-09B-02546 DATE 12/14/11 PAGE 1 of 2

ADDRESS OF PREMISES 4967 E KINGS CANYON BLVD, FRESNO CA 93727-3812

THIS AGREEMENT, made and entered into this date by and between KM FRESNO INVESTORS, LLC whose address is 6222 WILSHIRE BLVD, SUITE 400 LOS ANGELES, CA 90048

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 establish the commencement of rent for the space occupied inclusive of Tenant Improvement costs - which has been adjusted to capture outstanding change orders.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon Government Execution.

Paragraph 3 of the SF-2 has been deleted in its entirety and replaced with the following:

- "3. A. For August 1st, 2011 through November 30th, 2011, annual rent of \$122,353.70 (\$10.30 per rentable square foot) at the rate of \$10,196.14 per month in arrears. There will be no amortized tenant improvement component. The rent consists of the following components: 1) Shell rate of \$8.98 per RSF per year 2) Base operating cost of \$1.32 per RSF per year B. For December 1st, 2011 through July 31st, 2018, annual rent of \$179,640.48 (\$15.12 per rentable square foot) at the rate of \$14,967.54 per month in arrears. 1) Shell rate of \$8.98 per RSF per year 2) Base operating cost of \$1.32 per RSF per year 3) Amortized Tenant Improvements of \$4.82 per RSF per year (\$345,408.41 amortized over 80 months at 3 % interest. C. For August 1st, 2018 through July 31st, 2021, annual rent of \$143,735.90 (\$12.10 per rentable square foot) at the rate of \$11,977.99 per month in arrears.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE [Signature] NAME OF SIGNER DAVID J. NABEC, PRESIDENT & CEO, DELKON PROPERTIES CORP. ADDRESS 6222 WILSHIRE BLVD, SUITE 400, LOS ANGELES, CA 90048

IN PRESENCE OF

SIGNATURE [Signature] NAME OF SIGNER JOHN A. LOVE, DELKON PROPERTIES ADDRESS 6222 WILSHIRE BLVD, SUITE 400, LOS ANGELES CA 90048

UNITED STATES OF AMERICA

SIGNATURE [Signature] NAME OF SIGNER Meagan Stefani OFFICIAL TITLE OF SIGNER Contracting Officer

- 1) Shell rate of \$10.78 per RSF per year
- 2) Base operating cost of \$1.32 per RSF per year"

Paragraph 22 has been added:

"22. In a separate correspondence dated April 15th, 2011, the Government issued Notice to Proceed for Tenant Improvements in the amount of \$328,593.41. Additional authorization is hereby provided for those certain items contained within the approved change orders. As a result, the total Tenant Improvement Cost is now revised to \$345,408.41. Document entitled "Contract Change Order No. 1" is attached to this SLA for reference

- PO01 BATTERY BACK UP LIGHTS
- PO02 STORE FRONT GLASS
- PO02 FLUSH CAN LIGHTS IN SOFFIT
- PO03 FOOTING CONDITION AT BOLLARDS
- PO04 ACCESS PANEL
- PO08 REPLACE DOOR FRAME 1.15
- PO10 CHANGE EXIT LIGHT TO RED FACE
- PO11 ROTATE POWER POLES
- PO12 FIRE EXTINGUISHERS/CABINET TESTING RM
- PO13 PAPER TOWEL DISPENSER
- PO14 NEW FAUCET - BREAK ROOM
- PO15 SOAP DISPENSERS IN EXISTING RESTROOM
- PO16 FIRE EXTINGUISHERS/ NEW CABINET BREAK RM
- PO17 REMOVE / REPLACE 240 CEILING TILES
- PO18 12 MINI BLINDS
- PO19 RELOCATE BREAK RM THERMOSTAT
- PO21 HANDYCAP BAR AT DRINKING FOUNTAIN
- PO22 ELECTRIC STRIKE AT IDF ROOM 1.07



CHANGE ORDER (APPROVED) TOTAL

\$ 16,815.00 "

All other terms and conditions of the lease shall remain in force and effect.

INITIALS: P LESSOR GOVT