

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL
AGREEMENT No. 1

DATE 12/22/10

TO LEASE NO. **GS-09B-02575**

ADDRESS OF PREMISES: 770 Paseo Camarillo
Camarillo, CA 93010-6095

THIS AGREEMENT, made and entered into this date by and between **770 Paseo Camarillo, L.P.**

whose address is: 777 North First Street, Suite 600, San Jose, CA 95112-6337, 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 document the effective date of the lease.

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 3 and 9 are deleted in its entirety and replaced with the following:

"3. RENT:

| Months | Shell Rate (r.s.f. per year) | Annual Base Year Service Cost (r.s.f. per year) | Annual Amortized T.I.'s (r.s.f. per year) | Annual Total Rent (r.s.f. per year) | Total Monthly Rent | Total Annual Rent |
|----------|------------------------------------|--|---|---|-----------------------|----------------------|
| 1 - 60 | \$23.13 | \$7.29 | \$0.00 | \$30.42 | \$24,815.12 | \$ 297,781.38 |
| 61 - 120 | \$23.90 | \$7.29 | \$0.00 | \$31.19 | \$25,443.24 | \$ 305,318.91 |

The Government shall pay rent monthly, in arrears. Rent for a lesser period will be prorated. The cost for the 15 parking spaces referenced in Paragraph 1 of this SF-2 are included in the Shell Rent.

After acceptance of the Tenant Improvements (TI) the lease will be modified to amortize any TI costs due by the Government over the remaining firm term of the lease and to adjust the total commission due in Paragraph 25 of the Lease based upon the total amount of TI costs.

Rent shall be payable to:

770 Paseo Camarillo, L.P.,
777 North First Street, Suite 600
San Jose, CA 95112-6337."

"9. TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning November 20, 2010 through November 19, 2020 subject to the termination rights as set forth in Paragraph 4 of the Lease."

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

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

LESSOR

BY [Signature] _____ (Signature) _____ (Title)

IN THE PRESENCE OF (witnessed by:)

[Signature] _____ 777 N. First St, #600, San Jose, CA 95112
(Signature) (Title)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY [Signature] _____ Contracting Officer, GSA
(Signature)

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL
AGREEMENT No. 1

DATE 12/22/10

TO LEASE NO. **GS-09B-02575**

ADDRESS OF PREMISES: 770 Paseo Camarillo
Camarillo, CA 93010-6095

THIS AGREEMENT, made and entered into this date by and between **770 Paseo Camarillo, L.P.**

whose address is: 777 North First Street, Suite 600, San Jose, CA 95112-6337, 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 document the effective date of the lease.

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 3 and 9 are deleted in its entirety and replaced with the following:

"3. RENT:

| Months | Shell Rate (r.s.f. per year) | Annual Base Year Service Cost (r.s.f. per year) | Annual Amortized T.I.'s (r.s.f. per year) | Annual Total Rent (r.s.f. per year) | Total Monthly Rent | Total Annual Rent |
|----------|------------------------------------|--|---|---|-----------------------|----------------------|
| 1 - 60 | \$23.13 | \$7.29 | \$0.00 | \$30.42 | \$24,815.12 | \$ 297,781.38 |
| 61 - 120 | \$23.90 | \$7.29 | \$0.00 | \$31.19 | \$25,443.24 | \$ 305,318.91 |

The Government shall pay rent monthly, in arrears. Rent for a lesser period will be prorated. The cost for the 15 parking spaces referenced in Paragraph 1 of this SF-2 are included in the Shell Rent.

After acceptance of the Tenant Improvements (TI) the lease will be modified to amortize any TI costs due by the Government over the remaining firm term of the lease and to adjust the total commission due in Paragraph 25 of the Lease based upon the total amount of TI costs.

Rent shall be payable to:

770 Paseo Camarillo, L.P.,
777 North First Street, Suite 600
San Jose, CA 95112-6337.

"9. TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning November 20, 2010 through November 19, 2020 subject to the termination rights as set forth in Paragraph 4 of the Lease."

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

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

LESSOR

BY [Signature]
(Signature)

(Title)

IN THE PRESENCE OF (witnessed by:)

[Signature]
(Signature)

777 N. First St., #600, San Jose, CA 95112
(Title)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY [Signature]
(Signature)

Contracting Officer, GSA