

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6 TO LEASE NO. GS-09B-02577 DATE 10-4-2011 PAGE 1 of 2

ADDRESS OF PREMISES 1280 TERMINAL WAY, WEST SACRAMENTO CA 95691-3513

THIS AGREEMENT, made and entered into this date by and between: **2400 PORT STREET, LLC**

whose address is: **1939 HARRISON STREET
SUITE 605
OAKLAND, CA 94612-3507**

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 beneficial occupancy, reconcile the amount of amortized tenant improvements and establish a termination date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. Paragraphs 9, 10 and 4 are hereby deleted in their entirety and the following substituted therefore:

"9. **TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning October 1, 2011 through September 30, 2019, subject to termination and renewal rights as may be hereinafter set forth."

"10. Tenant Improvements have been accepted by the Government on September 29, 2011. Total amount of Tenant Improvement Allowance expended is \$203,803.00 and shall be amortized over the five (5) year firm term at an interest rate of 6%. The Government shall pay the Lessor annual rent as follows:

Rental Period	Shell Rent	Operating cost	TI	Total Rate	Total Annual Rent
Months 1 through 30: Oct 1, 2011 – March 31, 2014	\$5.44 / rsf	\$1.72 / rsf	\$3.58/ rsf	\$10.74 / rsf	\$141,792.99
Months 31 through 60: April 1, 2014 – Sept 30, 2016	\$5.89 / rsf	\$1.72 / rsf	\$3.58/ rsf	\$11.19 / rsf	\$147,732.99
Months 61 through 96: Oct 1, 2016 – Sept 30, 2019	\$7.46 / rsf	\$1.72 / rsf	\$0.00 / rsf	\$ 9.18 / rsf	\$121,176.00

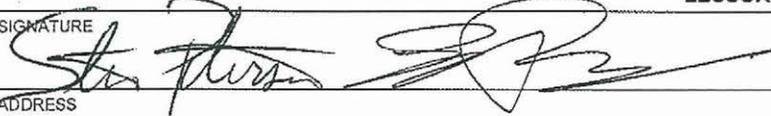
Rent for a lesser period shall be prorated. Rent shall be payable to:



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

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

LESSOR

SIGNATURE 	NAME OF SIGNER STEVEN B. PETERSON <i>EDWARD H. PETERSON III</i>
ADDRESS	

IN PRESENCE OF

SIGNATURE	NAME OF SIGNER
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER REGINA NICKERSON
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER