

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 2

DATE 4/29/2011

TO LEASE NO. GS-09B-02684

ADDRESS OF PREMISES: 15835 Monte Street
Units 101D and 102D
Sylmar, CA 91342

THIS AGREEMENT, made and entered into this date by and between SCPWE I, LLC

whose address is: 2945 Honolulu Avenue
La Crescenta, CA 91214-3912

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the Lease to add actual dates in the rent schedule, and establish Beneficial Occupancy.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 3 and 9 are deleted in their entirety, and the following new Paragraphs 3 and 9 are substituted therefore as follows:

"3. The Government shall pay the Lessor annual rent as follows:

Effective April 29, 2011 through April 28, 2021 annual rent of \$236,790.99 (inclusive \$74,503.27 of Tenant Improvement costs amortized at 7.5% over 10 years) at the rate of \$19,732.58 per month in arrears.

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

SCPWE I, LLC
2945 Honolulu Avenue
La Crescenta, CA 91214

"9. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on April 29, 2011 through April 28, 2021 subject to termination rights as may be hereinafter set forth.

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

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

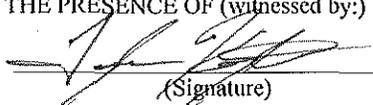
LESSOR: SCPWE I, LLC

MUNICIPAL EMPLOYEE MANAGING MEMBER

BY  (Signature)

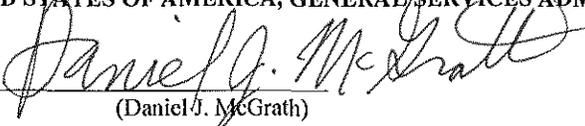
PRESIDENT (Title)

IN THE PRESENCE OF (witnessed by:)

 (Signature)

2945 Honolulu Ave., La Crescenta, CA 91214 (Address)

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

BY  (Daniel J. McGrath)

Contracting Officer, GSA