



Supplemental Lease Agreement
Number 1

Lease Number: GS-09B-02722 Date: April 5, 2011

Address of Premises: 4401 Donald Douglas Drive, Long Beach, CA 90808-1788

THIS AGREEMENT, made and entered into this date by and between **Million Air North, Inc.**

whose address is: 3229 E. Spring Street, Suite 300, Long Beach, CA 90806-2478

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

WHEREAS, the parties hereto desire to amend the above lease.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution of the Government as follows:

Supplemental Lease Agreement (SLA) No. 1 is issued to revise the Tenant Improvement Allowance, Liquidated Damages amount, and construction duration.

Paragraphs 4.3(A), 5.5, and 5.9(F) are deleted in their entirety and the following substituted therefore.

"4.3. TENANT IMPROVEMENTS INCLUDED IN OFFER (AUG 2008)
A. The maximum Tenant Improvement Allowance has been established at \$39.28 per ANSI/BOMA Office Area square foot. (Tenant Improvements are the finishes and fixtures that typically take space from the "shell" condition to a finished, usable condition.) The Tenant Improvement Allowance shall be used for the buildout of the Government-demised area in accordance with the government-approved design intent drawings. All Tenant Improvements required by the Government for occupancy shall be performed by the Offeror and all improvements shall meet the quality standards and requirements of this solicitation and its attachments."

"5.5. LIQUIDATED DAMAGES (AUG 2008)
In case of failure on the part of the Lessor to complete the work within the time fixed in the lease contract, the Lessor shall pay the Government as fixed and agreed liquidated damages, pursuant to this paragraph, the sum of one (1) days rent for each and every calendar day that the delivery is delayed beyond the date specified for delivery of all the space ready for occupancy by the Government. This remedy is not exclusive and is in addition to any other remedies which may be available under this lease or at law. This liquidated sum is not meant as a penalty, but as an approximation of actual damages that would be suffered by the Government as a result of the Lessor's delay."

Continued on Sheet 1

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

Lessor, **Million Air North, Inc.**

By [Signature] (Signature) Chairman (Title)

In Presence of [Signature] (Signature) 3229 E. Spring St #300 Long Beach CA 90806 (Address)

United States Of America, General Services Administration, Public Buildings Service.

[Signature] (Signature) Veronica Gonzalez Contracting Officer

