

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT No. 1

DATE 9/21/12

TO LEASE NO. GS-09B-02790

ADDRESS OF PREMISES: 1960 EAST GRAND AVENUE EL SEGUNDO, CA 90245

THIS AGREEMENT, made and entered into this date by and between: **THE REALTY ASSOCIATES FUND IX, LP.**

whose address is: **28 State Street  
Boston, MA 02109-1775**

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

WHEREAS, the parties hereto desire to amend the above 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:

Supplemental Lease Agreement (SLA) No. 1 is issued to establish beneficial occupancy, the term of the lease, the final rent schedule, final TI cost, and termination rights. Paragraphs 4, 9, 10, and 16 are deleted in their entirety and the following substituted therefore.

4. The Government may terminate this lease in whole or in part effective any time after August 26, 2020 by giving at least ninety (90) days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on August 27, 2012 through August 26, 2022 in accordance with the Paragraph entitled "Acceptance of Space" herein, subject to termination rights as may be hereinafter set forth.

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

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

LESSOR: THE REALTY ASSOCIATES FUND IX, LP.

BY   
(Signature)

**Scott W. Amling**  
**Regional Director**  
(Title)

IN THE PRESENCE OF (witnessed by:)

  
(Signature)

**1301 Dore Street, Suite 860, Newport Beach, CA 92660**  
(Address)

UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service

BY   
(Signature)

**Contracting Officer**  
**GSA, PBS, READ**

**SHEET NO. 1 ATTACHED TO AND FORMING A PART OF SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NUMBER GS-09B-02790**

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

\*August 27, 2012 through August 26, 2013, annual rent of \$156,477.26 at the rate of \$13,039.77 per month in arrears.

\*August 27, 2013 through August 26, 2017, annual rent of \$191,172.17 at the rate of \$15,931.01 per month in arrears.

\*August 27, 2017 through August 26, 2020, annual rent of \$209,007.05 at the rate of \$17,417.25 per month in arrears.

August 27, 2020 through August 26, 2022, annual rent of \$196,130.60 at the rate of \$16,344.22 per month in arrears.

\*The annual rental rate includes the amortized tenant improvement allowance.

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

The Realty Associates Fund IX, L.P.  
c/o Davis Partners LLC  
1420 Bristol Street, North #100  
Newport Beach, CA 92660

16. **TENANT IMPROVEMENT ALLOWANCE:** The maximum Tenant Improvement Allowance is \$160,306.19 and has been established by Paragraph 3.2, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance shall be amortized over the 8 year firm term of the lease agreement at an interest rate (amortization rate) of 8.50 % per year.

LESSOR INITIAL: 

GOV'T INITIAL: 