

**Supplemental Lease Agreement
Number 1**

Lease Number:	GS-09B-02805	Date:	4/18/2012
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Address of Premises: 201 Avenida Fabricante San Clemente, California 92672-7532

THIS AGREEMENT, made and entered into this date by and between **Meyers and Roy, LLC** whose address is : 3 Searidge Laguna Niguel, California 92677-9222 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 March 1, 2012 as follows:

Supplemental Lease Agreement No. 1 is to establish beneficial occupancy for Block A. Paragraphs 1, 9 and 10 of the SF-2 have been deleted in their entirety and the following substituted therefore.

- The Lessor hereby leases to the Government the following described premises:

 Block A: 14,884 rentable square feet (r.s.f.), yielding approximately 13,804 ANSI/BOMA Office Area square feet and related space located at 201 Avenida Fabricante San Clemente, California 92672, together with 18 reserved parking spaces and 74 unreserved onsite parking spaces.

 Block B: 6,566 rentable square feet (r.s.f.), yielding approximately 6,090 ANSI/BOMA Office Area square feet and related space located at 201 Avenida Fabricante San Clemente, California 92672.
 To be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

 A total of 21,450 rentable square feet (r.s.f.), yielding approximately 19,894 ANSI/BOMA Office Area square feet and related space, together with 18 reserved parking spaces and 74 unreserved onsite parking spaces.

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

Lessor, **Meyers and Roy, LLC**

By PR (Signature) MANAGING PARTNER (Title)

In Presence of [Signature] (Signature) ORANGE, CA (Address)

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

[Signature] Linda Luong (Signature) CONTRACTING OFFICER (Official Title)



SHEET NO. 1 of 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 1 AND MADE A PART OF LEASE NO. GS-09B-02805

9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term is as follows:

Block A: Effective March 1, 2012 through February 28, 2027

Block B: Effective beginning the day the space is accepted by the Government through February 28, 2027

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

Effective March 1, 2012 through February 28, 2027 annual rent for Block A of \$342,555.26 at the rate of \$28,546.27 per month in arrears.

Effective upon completion of Block B 6,566 rentable square feet (6,090 usable square feet) rent for Blocks A & B are as follows:

Months 1 through 6, annual rent of \$0.00 at a rate of \$0.00 per month in arrears

Months 7 through 60, annual rent of \$645,777.58 at the rate of \$53,814.80 per month in arrears.

Months 61 through 120, annual rent of \$721,067.08 at the rate of \$60,088.92 per month in arrears.

Month 121 through February 28 2027, annual rent of \$659,694.75 at the rate of \$54,974.56 per month in arrears

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

Meyers and Roy, LLC
3 Searidge Lagauna Niguel, California 92677-9222

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

LESSOR INITIAL: MR
 GOV'T INITIAL: RD