

**Supplemental Lease Agreement  
Number 7**

<b>Lease Number:</b>	GS-09B-02824	<b>Date:</b>	10/23/12
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Address of Premises: 1050 LAKES DRIVE, WEST COVINA, CA 91790-2914

THIS AGREEMENT, made and entered into this date by and between **GATEWAY CRESCENT, LLC** whose address is : 1000 LAKES DRIVE, SUITE 150 WEST COVINA, CA 91790-2914 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 Government execution.

**Supplemental Lease Agreement No. 7 is to establish substantial completion of the tenant improvements. Paragraphs 10 and 17 of the Lease have been deleted in their entirety and the following substituted therefore. Paragraph 31 has been added.**

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

Effective September 15, 2012 through September 14, 2026 annual rent for Blocks A & B are as follows:

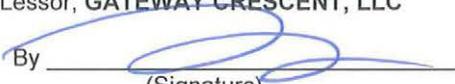
September 15, 2012 through September 14, 2016 annual rent of \$531,135.21 at the rate of \$44,261.27 per month in arrears  
 September 15, 2016 through September 14, 2021 annual rent of \$589,854.21 at a rate of \$49,154.52 per month in arrears  
 September 15, 2021 through September 14, 2026 annual rent of \$641,015.75 at a rate of \$53,417.98 per month in arrears

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

**GATEWAY CRESCENT, LLC**  
 1000 LAKES DRIVE, SUITE 150  
 WEST COVINA, CA 91790-2914

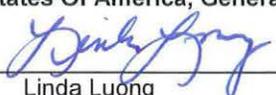
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor, **GATEWAY CRESCENT, LLC**

By  (Signature)      via President (Title)

In Presence of  (Signature)      100 Wilshire Blvd, Suite 700 Santa Monica, ca 90401 (Address)

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

 (Signature)      CONTRACTING OFFICER (Official Title)

Linda Luong



SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 7 TO LEASE #GS-09B-02824

17. **Tenant Improvement Allowance:** The Tenant Improvement cost in the amount of \$256,245.00 shall be amortized into the rent over the remaining 108 months of the firm term of the lease agreement ending on September 14, 2021 at an interest rate (amortization rate) of 6.0 % per year

31. **Commission and Commission Credit with Tenant Improvements Included:** The Lessor and the Broker have agreed to a cooperating lease commission during the firm term of this lease comprised of [redacted] for Years 1-5 and [redacted] for Years 6-10. The total amount of the commission for Blocks A & B is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit, [redacted] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease

Notwithstanding Paragraph 10 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced after free rent during Months 14 and 15 to fully recapture this Commission Credit. The reduction in shell rent shall commence with the thirteenth month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month Fourteen Rental Payment \$44,261.27 (for Blocks A & B) minus prorated Commission Credit of [redacted] equals [redacted] adjusted Month Fourteen's Rent

Month Fifteen Rental Payment \$44,261.27 (for Blocks A & B) minus prorated Commission Credit of [redacted] equals [redacted] adjusted Month Fifteen's Rent.

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

LESSOR INITIAL: msj  
GOV'T INITIAL: jd