

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1  
TO LEASE NO. GS-09B-02939

ADDRESS OF PREMISES

15415 West Sand Street,  
Victorville, CA 92392

THIS AGREEMENT, made and entered into this date by and between LongBoard Partners, L.P.

whose address is 111 North 5<sup>th</sup> Street, Suite 8  
Redlands, CA, 92373-4735

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 of the Government, as follows:

Supplemental Lease Agreement (SLA) No. 1 is issued to establish beneficial occupancy date, termination rights date and to clarify the square footage and annual rent.

Accordingly, paragraph 1 has been added to the lease describing the leased premises. Page 1 of the GSA form L201A, "To Have and To Hold" is amended and paragraph 1.04 is deleted and replaced with paragraph 2 below. Rows 10, 11, 12, and 13 of exhibit A, "GSA FORM 1364A" of the lease and rows 10, 11, 12, 13, 14 and 20 of Exhibit D, "GSA FORM 1364A-1" are hereby deleted and replaced with paragraph 3 below.

- The Lessor hereby leases to the Government the following described premises:  
4,800 rentable square feet (rsf), yielding approximately 4,200ANSI/BOMA Office Area square feet of office space located on the 1<sup>st</sup> Floor, at 15415 West Sand Street, Suite 103, Victorville, CA as indicated on the attached Floor Plan marked Exhibit F along with twenty (20) reserved surface onsite parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
- TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 14, 2012 and continuing through December 13, 2022, subject to termination after December 13, 2017 by giving at least 60 days notice in writing to the Lessor. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing the day after the date of mailing.
- The Government shall pay the Lessor annual rent is as follows: *VB MS*

TERM EFFECTIVE	SHELL	TI*	OPERATING	TOTAL ANNUAL
December 14, 2012 to December 13, 2017	<del>\$52,800.00</del>	<del>-\$19,200.00</del>	\$33,600.00	\$105,600.00
December 14, 2017 to December 13, 2022	\$58,080.00	\$0.00	\$36,960.00	\$95,040.00

*\$55,272.00*      *\$16,728.00*      *VB MS*

\* Tenant Improvement Costs of \$83,640.00 has been amortized into the rent at 0% interest over a 60 month term.

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

LongBoard Partners, LP  
P.O. Box 507  
Redlands, CA 92373-0161

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 below date.

FOR THE LESSOR:

Signature: *Mark Sandoval*  
Name: Mark Sandoval  
Title: President of Mark Development Inc.  
Entity Name: LongBoard Partners LP  
Date: 1/9/13

FOR THE GOVERNMENT:

Signature: *V. Gonzalez*  
Name: Veronica Gonzalez  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 1/10/2013

WITNESSED FOR THE LESSOR BY:

Signature: *Christine Sandoval*  
Name: Christine Sandoval  
Title: Vice President  
Date: 1-9-13