

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT

DATE  
APR 19 2004

26

TO LEASE NO. GS-09B-94150

ADDRESS OF PREMISES  
75 Hawthorne Street  
San Francisco, CA 94105

THIS AGREEMENT, made and entered into this date by and between ITW MORTGAGE INVESTMENTS, II, INC.

Whose address is:  
ITW Mortgage Investments II, Inc.  
C/o Mr. J. Michael Malloy  
GE Capital Real Estate  
1901 Main Street, Suite 700  
Irvine, CA 92614

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 this Supplemental Lease Agreement by the Government

Paragraphs 60, 61, 62 and 63 have been added to the lease in their entirety.

60. The Lessor shall provide and install a [REDACTED] and all of its components in the Building located at 75 Hawthorne Street, San Francisco, California. The exact location of all of the components that make up the [REDACTED] are indicated on the attachment marked as EXHIBIT A, attached hereto and made a part of this Supplemental Lease Agreement. The negotiated cost for this installation includes all labor, materials, equipment, design fees, professional fees, permit fees, inspection fees, utilities, construction drawings, including plans and specifications, and all similar costs and expenses associated with the installation of the [REDACTED].

61. The total cost for installation of the [REDACTED] has been negotiated at [REDACTED]. Upon completion, inspection and acceptance of the installation, the Government will pay the Lessor a one-time Lump Sum Payment in the amount of [REDACTED], which will represent payment in full for the installation.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FORCE AND EFFECT.

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

LESSOR: ITW MORTGAGE INVESTMENTS, II, INC.

BY: [Signature]  
(Signature)

3/19/04 Director  
(Title)

IN THE PRESENCE OF  
Virginia MacLean  
(Signature)

Irvine CA  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

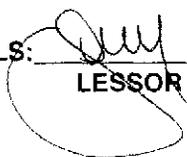
BY: [Signature]

Contracting Officer  
GSA, PBS, RED

SHEET NO. 1 ATTACHED HERETO AND MADE A PART OF THIS SUPPLEMENTAL LEASE AGREEMENT NO. 26 TO LEASE LCA94150.

62. The installation of this system shall be completed within 180 calendar days of execution of this Supplemental Lease Agreement, except for failure caused by an Excusable Delay. (as defined in SLA # 23). Failure on the part of the Lessor to meet the 180-day time frame shall result in liquidated damages not to exceed the amount of \$350.00 per day for each day the project is delayed.

63. The Lessor shall provide maintenance, repair and replacement to the system at no cost to the Government. It is further agreed that title to these items as installed by the Lessor shall vest in the Government. After expiration of the Lease term, and any extended or succeeding lease term, the Government decides to abandon these items, title shall pass to the Lessor.

INITIALS:  &   
LESSOR                      GOVERNMENT