



**Supplemental Lease Agreement No.1**  
**Lease Contract No. GS-04B-50807**  
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**5. Paragraph 10 of the Lease Contract is deleted in its entirety and replaced as follows:**

Based on this contract requirement, the TI costs are determined that are fair and reasonable. This lease agreement represents the landlord's Notice to Proceed (NTP) with the construction of the tenant space.

The Total Tenant Improvement (TI) Cost is \$101,786.80, established in the proposal dated 8/17/2010. The TI Cost of \$101,786.80 will be amortized over the 5-year firm term period of the lease contract at an interest rate of 8% leaving a balance on the tenant improvement allowance of \$124,627.99. The tenant improvement allowance is established at \$226,414.79 or \$38.71 per ABOASF.

The lessor understands that if the total Tenant improvement allowance is not used, the Government will adjust the rental rate downward to off-set the difference of the tenant improvement.

**6. Paragraph 12 of the Lease Contract is deleted in its entirety and replaced as follows:**

In accordance with Paragraph 3.11. (Measurement of Space) of SFO No. 7FL2274, the common area factor (CAF) is established at 16% based on 6,609 RSF and 5,849 ABOASF.

**7. Paragraph 13 of the Lease contract is deleted in its entirety and replaced as follows:**

In accordance with paragraph 3.5 (Tax Adjustment) of SFO No. 7FL2274, the percentage of Government occupancy is established at 13.42% (Based on a total building area of 78,487 and the Government's occupancy of approximately 5,849 USF). Percentage occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the minimum ABOASF stated in the SFO, and in accordance with GSA Form 3517B, General Clauses.

**8. Paragraph 24 of the Lease contract is deleted in its entirety and replaced as follows:**

In accordance with SFO NO. 7FL2274, Paragraph 1.13, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of the this lease. The total amount of the commission 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 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 paragraph in the SFO attached to and forming a part of this lease. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker as follows: Fifty percent (50%) is due and payable within 30 days after lease award and the remaining fifty percent (50%) is payable at occupancy.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payment due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payment and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$22,960.77 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of [REDACTED]

Second Month's Rental Payment of \$22,960.77 minus the prorated Commission Credit of [REDACTED] equals the adjusted Second Month's Rent of [REDACTED]

**END OF SECTION**