

SUPPLEMENTAL LEASE AGREEMENT

| SUPPLEMENTAL LEASE AGREEMENT NO. | TO LEASE NO. | DATE | PAGE |
|----------------------------------|--------------|--------|--------|
| 01 | GS-04B-50826 | 1-4-11 | 1 of 2 |

ADDRESS OF PREMISES

3036 S. Falkenburg Rd Riverview, FL 33578-2562

THIS AGREEMENT, made and entered into this date by and between Milan Properties, Ltd

Whose address is 13949 Ventura Blvd
Suite 350
Sherman Oaks, CA 91423-3584

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to establish the effective date and commence rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective November 24, 2010 as follows:

Paragraph No. 1 on page 1 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

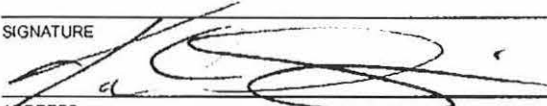
The lessor hereby leases to the Government the following described premises:


A total of 12,700 rentable (12,700 ANSI/BOMA office area) square feet of office and related space located at 3036 S. Falkenburg Rd Riverview, Hillsborough County, Florida, 33578-2562


Paragraph No. 2 on page 1 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning November 24, 2010, through November 23, 2020. The Government may terminate this lease, in whole or in part, at any time after November 24, 2015, by giving sixty (60) days notice in writing to the Lessor.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

| | |
|--|------------------------------|
| LESSOR | |
| SIGNATURE  | NAME OF SIGNER Karl Jovin |
| ADDRESS | |

| | |
|--|----------------------------------|
| IN PRESENCE OF | |
| SIGNATURE  | NAME OF SIGNER Andrew Paulson |
| ADDRESS | |

| | |
|--|--|
| UNITED STATES OF AMERICA | |
| SIGNATURE  | NAME OF SIGNER James Thompson |
| | OFFICIAL TITLE OF SIGNER Contract officer |

Paragraph No. 3 on page 1 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

Attachment 1 to SLA 1: Rental Rate Schedule GS-04B-50826

| Term | RSF | Annual Base | Annual Base/RSF | Annual Operating* | Annual Operating* per RSF | Annual TI | Annual TI/RSF | Total Annual Rent | Total Annual Rent per RSF |
|----------------------|--------|--------------|-----------------|-------------------|---------------------------|-------------|---------------|-------------------|---------------------------|
| 11/24/10 to 11/23/11 | 12,700 | \$ 48,133.00 | \$ 3.79 | \$66,167.00 | \$ 5.21 | \$40,469.16 | \$ 3.19 | \$154,769.16 | \$ 12.19 |
| 11/24/11 to 11/23/12 | | \$187,833.00 | \$ 14.79 | \$66,167.00 | \$ 5.21 | \$40,469.16 | \$ 3.19 | \$294,469.16 | \$ 23.19 |
| 11/24/12 to 11/23/13 | | \$191,008.00 | \$ 15.04 | \$66,167.00 | \$ 5.21 | \$40,469.16 | \$ 3.19 | \$297,644.16 | \$ 23.44 |
| 11/24/13 to 11/23/14 | | \$194,183.00 | \$ 15.29 | \$66,167.00 | \$ 5.21 | \$40,469.16 | \$ 3.19 | \$300,819.16 | \$ 23.69 |
| 11/24/14 to 11/23/15 | | \$197,358.00 | \$ 15.54 | \$66,167.00 | \$ 5.21 | \$40,469.16 | \$ 3.19 | \$303,994.16 | \$ 23.94 |
| 11/24/15 to 11/23/16 | | \$200,533.00 | \$ 15.79 | \$66,167.00 | \$ 5.21 | | \$ - | \$266,700.00 | \$ 21.00 |
| 11/24/16 to 11/23/17 | | \$206,883.00 | \$ 16.29 | \$66,167.00 | \$ 5.21 | | \$ - | \$273,050.00 | \$ 21.50 |
| 11/24/17 to 11/23/18 | | \$213,233.00 | \$ 16.79 | \$66,167.00 | \$ 5.21 | | \$ - | \$279,400.00 | \$ 22.00 |
| 11/24/18 to 11/23/19 | | \$219,583.00 | \$ 17.29 | \$66,167.00 | \$ 5.21 | | \$ - | \$285,750.00 | \$ 22.50 |
| 11/24/19 to 11/23/20 | | \$225,933.00 | \$ 17.79 | \$66,167.00 | \$ 5.21 | | \$ - | \$292,100.00 | \$ 23.00 |
| Total | 12,700 | | \$ - | | \$ - | \$ - | \$ - | \$ - | \$ - |

* Operating rent is escalated annually per section 2.10 of SFO 9FL2368.

Paragraph No. 13 on page 3 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

Annual TI amortization of \$40,469.16 is based on an allowance of \$166,322.97 amortized for 5 years at 8.0% interest (\$3.19 rsf).

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR

&


GOVT