

Paragraph 2 is deleted in its entirety and replaced with:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 17, 2010 through June 16, 2015 subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 3 is deleted in its entirety and replaced with:

"3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

<u>TERM</u>	<u>RATE PER RSF</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
Years 1-5	\$37.34	\$33,294.51	\$399,534.07

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance to SFO GS-05B-18192. Rent for the Lessor shall be prorated. Rent checks shall be made payable to:



ISBI/BBA Green Mount I, LLC
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Paragraph 26 is hereby added to the lease:

"26. The Lessor has provided 25 access badge key cards to the Government at no charge. All additional cards will cost \$3.00 per card. The Government hereby procures 125 additional cards at the cost of \$375.00 (\$3.00 x 125 cards). The \$375.00 will be amortized into the Tenant Allowance pursuant to the lease."

Paragraph 27 is hereby added to the lease:

"27. The tenant improvement budget is finalized at \$477,331.60. This amount includes the initial budget amount of \$333,785.00 plus Change Orders 1 through 4 and additional access cards totaling \$143,546.60. The full amount of \$477,331.60 is amortized for a period of 5 years at 6.75%. Therefore the tenant build out costs are \$112,746.45 per annum or \$10.53606 per rentable square foot."

 & 
Govt Lessor