

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-62088	DATE 10/1/2012	PAGE 1
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ADDRESS OF PREMISES
800 Centre Park Drive Asheville, NC 20885-1277

THIS AGREEMENT, made and entered into this date by and between **363 Valencia, LLC**
whose address is **40 Varda Landing, Sausalito, CA 94965-1417**

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

The Lessor hereby leases to the Government 14,400 rentable square feet (RSF) of office and related space, yielding 13,420 ANSI/BOMA office area square feet (ABOASF) of space and seventy-three (73) surface parking located at 800 Centre Park Drive Asheville, NC 20885-1277.

WHEREAS, the parties hereto desire to amend the above Lease Contract as shown below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 30, 2012 as follows:

1. Paragraph 3 of the lease is hereby amended as follows:


TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	BUILDING SPECIFIC SECURITY	ANNUAL RENT	PRSF RATE	PUSF RATE
06/15/2012-06/14/2013	\$266,095.83	\$89,424.00	\$0.00	\$0.00	\$355,519.83	\$24.69	\$26.49
06/15/2013-06/14/2015	\$275,023.83	\$89,424.00	\$0.00	\$0.00	\$364,447.83	\$25.31	\$27.16
06/15/2015-06/15/2017	\$296,767.83	\$89,424.00	\$0.00	\$0.00	\$386,191.83	\$26.82	\$28.78
06/15/2017-06/14/2022	\$307,296.00	\$89,424.00	\$0.00	\$0.00	\$396,720.00	\$27.55	\$29.56

2. Paragraph 7 is hereby amended as follows:

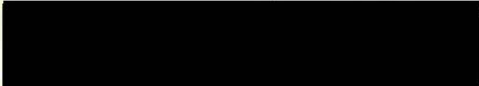
The rental set forth in Paragraph 3 of this Supplemental Lease Agreement #2 does not include tenant improvement costs. Upon completion of the tenant improvements, the actual cost of said tenant improvements shall be reconciled and the rent will be adjusted accordingly.

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

LESSOR

SIGNATURE		NAME OF SIGNER <i>JUSTIN BARTON</i>
ADDRESS	<i>40 VARDA LANDING SAUSALITO CA 94965</i>	

IN PRESENCE OF

	NAME OF SIGNER <i>Kimberly Lewellen</i>
ADDRESS	<i>40 VARDA LANDING, SAUSALITO, CA 94965</i>

UNITED STATES OF AMERICA

SIGNATURE		NAME OF SIGNER
		OFFICIAL TITLE OF SIGNER