

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-07B-16780	DATE 4.3.12	PAGE 1 of 2
ADDRESS OF PREMISES Gateway Business Center, 10737 Gateway Blvd., El Paso 79935			

THIS AGREEMENT, made and entered into this date by and between **DBB HOLDINGS INC**

whose address is 9408 DOUBLE R BLVD STE B
RENO, NV 89521-4800

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 approve Change Order No. 1, accept the Tenant Improvements, and establish beneficial occupancy.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective upon execution by the Government.

I. Paragraph 2 of the Lease is hereby deleted in its entirety and replaced with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning February 14, 2012 through February 13, 2022, subject to termination and renewal rights as may be hereinafter set forth."

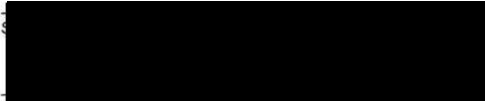
II. In accordance with Paragraph 9 of the Lease, the Tenant Improvement Allowance equaled \$291,490.62. In a letter dated August 2, 2011, the Government issued the Lessor a Notice to Proceed with Tenant Improvements in the amount of \$245,838.00. The Government hereby approves Change Order No. 1 in the amount of \$675.00, attached hereto as Exhibit A. The total cost of Tenant Improvements equals \$246,513.00, which is \$44,977.62 less than the original Tenant Improvement Allowance authorized in the Lease of \$291,490.62. The annual rent shall be reduced to capture the unused portion of the original Tenant Improvement Allowance.

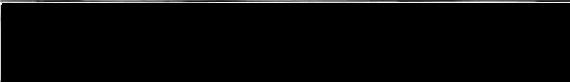
III. Paragraph 3 of the Lease is hereby deleted in its entirety and replaced with the following:

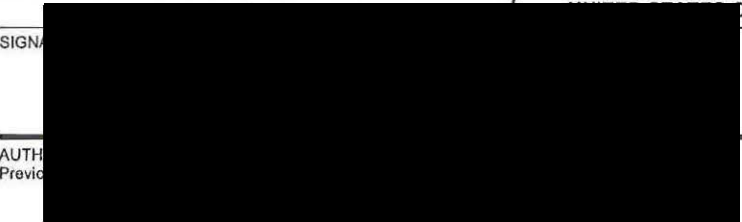
"For years 1 – 5, the Government shall pay the Lessor annual rent of \$211,605.22, which includes annual operating cost of \$40,871.88 and annual amortized Tenant Improvement Allowance of \$59,980.74.

Continued on next page.

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

LESSOR	
	NAME OF SIGNER Anita Nelson
ADDRESS 9408 Double R Blvd. # B, Reno NV 89521	

IN PRESENCE OF	
	NAME OF SIGNER Nicole A. Gross
ADDRESS 9408 Double R Blvd. # B, Reno NV 89521	

UNITED STATES OF AMERICA	
	NAME OF SIGNER Eduardo D. Perez
	OFFICIAL TITLE OF SIGNER Contracting Officer

For years 6 – 10, the Government shall pay the Lessor annual rent of \$161,355.88, which Includes annual operating cost of \$40,871.88.

Rent for a lesser period shall be prorated. Rent payments shall be made to:

DBB HOLDINGS INC
9408 DOUBLE R BLVD STE B
RENO, NV 89521-4800

IV. Paragraph 9 of the Lease is hereby deleted in its entirety and replaced with the following:

"In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$246,513.00 shall be amortized through the rent for 5 years at the rate of 8.0%. The total annual cost of Tenant Improvements for the amortization period shall be \$59,980.74."

V. Paragraph 15 of the Lease is hereby deleted in its entirety and replaced with the following:

"The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of 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] percent of the commission that it 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 to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments 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 payments and continue as indicated in this schedule for adjusted Monthly Rent.

First Month's Rental Payment of \$17,633.77 minus one half of the Commission Credit ([REDACTED]), equals \$ [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$17,633.77 minus one half of the Commission Credit ([REDACTED]) equals \$ [REDACTED] adjusted Second Month's Rent."

VI. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions of the lease remain in full force and effect.

INITIALS: [Signature] LESSOR
[Signature] GOV'T