

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 3

DATE

10/06/2011

TO LEASE NO. GS-09B-02569

ADDRESS OF PREMISES: Pacific Rim Professional Plaza Building
2297 Niels Bohr Court, Suite 111 and Suite 112
San Diego, CA 92154-7929

THIS AGREEMENT, made and entered into this date by and between Pacific Rim Business Centre, LLC

whose address is: 821 Kuhn Drive, Suite 100
Chula Vista, CA 91914-4508

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

WHEREAS, the parties hereto desire to amend the Lease to identify two areas of the of the premises (BLOCK A and BLOCK B), add actual dates into the rent schedule for BLOCK A, establish the Government Termination Rights date, establish Beneficial Occupancy for BLOCK A, establish the date for operating costs adjustment, establish the amount of Tenant Improvement Allowance to be amortized for BLOCK A and BLOCK B, include Change Order Work for BLOCK A and provide a means for a lump sum payment of the Change Order Work as identified herein this Supplemental Lease Agreement.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government. In this regard, Paragraphs 1, 3, 4, 9, 10, 14, and Exhibit A are deleted in their entirety, and the following new Paragraphs 1, 3, 4, 9, 10, 14, and Exhibit A are substituted therefore; and Paragraph 25 has been added to the lease as follows:

"1. The Lessor hereby leases to the Government the following described premises:

BLOCK A: 10,182 rentable square feet (r.s.f.), yielding approximately 8,502 ANSI/BOMA Office Area square feet and related space located on the First Floor at the Pacific Rim Professional Plaza Building, 2297 Niels Bohr Court, Suite 111, San Diego, CA 92154-7929 together with 36 onsite reserved and secured parking spaces, as depicted and attached to this SLA 3 the First Generation Blue Line Plan Exhibit A; and Exhibit B attached and made part of the SF-2 consisting of the "Premises", to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

BLOCK B: 1,373 rentable square feet (r.s.f.), yielding approximately 1,146 ANSI/BOMA Office Area square feet and related space located on the First Floor at the Pacific Rim Professional Plaza Building, 2297 Niels Bohr Court, Suite 112, San Diego, CA 92154-7929, as depicted and attached to this SLA 3 the First Generation Blue Line Plan Exhibit A; and Exhibit B attached and made part of the SF-2 consisting of the "Premises", to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Pacific Rim Business Centre, LLC

BY

(Signature)

PRESIDENT

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service.

BY

(Daniel J. McGrath)

Contracting Officer, GSA