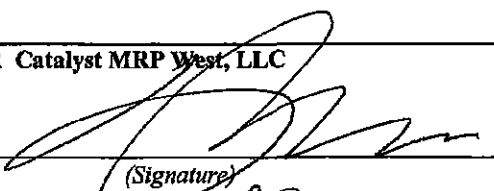
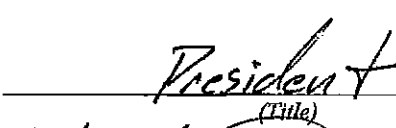


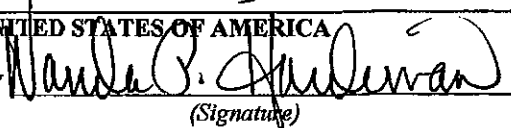


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 3	DATE 4/4/2012				
SUPPLEMENTAL LEASE AGREEMENT	LEASE NO. GS - 04B - 50116					
ADDRESS OF PREMISES Madison Research Park 1038 Research Blvd Madison, AL 35758-2040						
THIS AGREEMENT, made and entered into this date by and between Catalyst MRP West, LLC						
whose address is 1901 Avenue of the Stars- Suite 820 Los Angeles, CA 90067-6010						
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:						
WHEREAS, the parties hereto desire to amend the above Lease.						
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 1st, 2012 , as follows:						
1). Paragraph 1 of the lease is amended as follows: 1. The Lessor leases to the Government a total of 25,573 ANSI BOMA Office Area square feet, 25, 700 Rentable Square Feet (RSF) of office and related space at 1038 Research Boulevard, Madison, AL, 35758-2040. Together with 109 Surface Parking Spaces, located on-site, of the leased location for exclusive Government use.						
2). Paragraph 2 of the lease is amended as follows: 2. To have and to hold the said premises with their appurtenances for ten (10) years, (5) years firm. Subject to termination and renewal rights as may be hereinafter set forth. The commencement date of the rental shall be March 1 st , 2012 and shall expire on February 28 th , 2022. The Government may terminate this lease in whole or in part at any time on or after (5 th year) February 28 th , 2017 by giving at least 60 days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.						
3). Paragraph 3 of the lease is amended as follows: 3. The Government shall pay the lessor annual rent for the entire term, monthly, in arrears, as follows:						
TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	MONTHLY RATE	PRSF RATE
March 1 st , 2012- Feb 28 th , 2022	\$280,387.00 (Annual)	\$88,922.00 (Annual)	\$102,957.23 (Annual)	\$472,266.23 (Total)	\$39,355.52 (rounded)	\$18.38
IN WITNESS WHEREOF, the parties subscribed their names as of the above date						
LESSOR Catalyst MRP West, LLC						
BY  (Signature)		 (Title)				
IN PRESENCE OF 						
UNITED STATES OF AMERICA						
BY  (Signature)		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)				

4). Paragraph 8 of the lease is amended as follows:

8. The rental set forth in Paragraph 3 of this Lease Agreement is based upon the Lessor providing a tenant improvement allowance of \$839,521.08 to be amortized through the rent over 120 Months (this exceeds the firm term of the lease) at the rate of 4.20%. Pursuant to this calculation, the portion of the annual rent amortized as annual tenant improvement rental is \$102,957.23 per annum or \$8,579.77 (rounded) per month.

5). Paragraph 9 of the lease is amended as follows:

9. In accordance with Solicitation for Offers 0AL2027 paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.0049661 (25,700 RSF / 25,573 USF).

All other terms and conditions remain in full force and effect

NO ITEMS BELOW THIS POINT

INITIALS:

LESSOR

GOVT