

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>No. 4</b>	DATE 12/17/2013
	TO LEASE NO. <b>GS-09B-02919</b>	

ADDRESS OF PREMISES 20433 Nordhoff Street, Chatsworth, CA 91311

THIS AGREEMENT, made and entered into this date by and between **Richard Coulter** whose address is **12653 Osborne Street, Suite 26 Pacoima, CA 91331**

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

WHEREAS, the parties hereto desire to amend the above Lease to 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, as follows:

Supplemental Lease Agreement (SLA) No. 4 is issued to establish beneficial occupancy.

Accordingly paragraph 1 "LEASE TERM", has been added, Section 1; Paragraph's, 1.03 A and 1.04 are hereby deleted in their entirety and the following substituted therefore:

**"1. LEASE TERM**

**TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on December 16, 2013 through December 15, 2028, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA."

**"1.03 RENT AND OTHER CONSIDERATION**

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	EFF. 12/16/2013 – 12/15/2023	EFF. 12/16/2023 – 12/15/2028
	ANNUAL RENT	ANNUAL RENT
SHELL RENTAL RATE	\$338,137.80	\$448,682.85
TENANT IMPROVEMENTS RENTAL RATE*	\$78,123.00	\$0.00
OPERATING COSTS**	\$101,311.29	\$101,311.29
<b>FULL SERVICE RATE</b>	<b>\$517,572.09</b>	<b>\$549,994.14</b>

\*The Tenant Improvements Allowance of \$573,347.94 has been amortized at a rate of 6.5 percent per annum for ten (10) years.

\*\*Subject to CPI Adjustments."

CONTINUED ON SHEET 1

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the above date.

LESSOR: [Redacted]

BY: [Redacted] \_\_\_\_\_  
 (Title)

IN: [Redacted] \_\_\_\_\_  
 3056 SANTA CARLOTTA ST  
 (Address)

CONTRACTING OFFICER  
 GENERAL SERVICES ADMINISTRATION  
 \_\_\_\_\_  
 (Official Title)

**"1.04 TERMINATION RIGHT**

The Government may terminate this Lease, in whole or in part, at any time effective December 15, 2028 of this Lease, by providing not less than 30 days' prior written notice to the Lessor. The effective termination shall be the day following the expiration of the required notice period or the termination as set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

Lessor  Government 