

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT
NO 12

DATE
2/7/12

TO LEASE NO. GS-04B-59099

ADDRESS OF PREMISES Faber Executive Office Park, 3950 Faber Place, North Charleston, SC 29405-8534

THIS AGREEMENT, made and entered into this date by and between: **Western Devcon, Inc.**

whose address is 10525 Vista Sorrento Parkway, #110, San Diego, CA 92121-2747

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to clarify the square footage; the effective date; the term; and the rental rates of the lease.

1. The Lessor hereby leases to the Government a total of **64,899 BOMA Office Area Square Feet (65,124 Rentable Square Feet)** of office and related space located on the 1st, 2nd and 3rd floors in the building known as Faber Place Executive Office Park located at 3950 Faber Place, North Charleston, South Carolina 29405-8534.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **February 1, 2012 through January 31, 2027.**
3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RATE</u>	<u>PRSF</u>
2/1/2012 – 1/31/2027	*\$2,969,654.00	\$247,471.20	\$45.60

(*Annual rent shown above for years 1-15 consists of \$2,229,204.28 for shell rent, \$484,522.56 for operating rent, and \$255,927.16 for tenant improvement rent.)

9. The rental set forth in Paragraph 3 of this Lease Agreement is based upon the Lessor providing a tenant improvement allowance of \$2,102,727.60 (\$32.40 per ANSI/BOMA Office Area square foot) to be amortized through the rent over the firm term of the Lease (180 months) at the rate of 9.0%. Pursuant to this calculation, the portion of the annual rent amortized as annual tenant improvement rental is \$255,927.16 per annum or \$21,327.26 per month.
15. In accordance with Solicitation for Offers 7SC2082 Paragraph 4.3, *Operating Costs Base*, **the operating cost is established as \$484,522.56 per annum** or \$7.44 per rentable square foot (per annum, with annual CPI escalations during the lease term. Fuel costs for operating the generator will be billed separately.)

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

[Redacted Signature]

President

(Title)

IN PRESENCE OF [Redacted Name] Ibe

10525 Vista Sorrento Parkway, Suite 110
San Diego, CA 92121

(Address)

[Redacted Signature] Shelly Edwards

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

[Redacted Signature]

2/7/12

Contracting Officer

(Signature)

(Official Title)