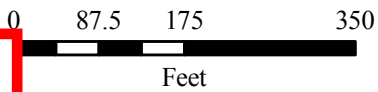


U.S. Customs Laboratory – GSA SLA 1



TRANSMITTAL 1



Harbor Department
Planning & Economic Development
Map Produced 5/2011



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 01	DATE
ADDRESS OF PREMISES: 300 South Ferry Street, Terminal Island Los Angeles, California 90731	TO LEASE NO. GS-09B-01498	
<p>THIS AGREEMENT, made and entered into this date by and between: The City of Los Angeles</p> <p style="text-align: center;">whose address is: Harbor Department - Port of Los Angeles Attn: Real Estate Division 425 S. Palos Verdes Street San Pedro, CA 90731-3309</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 23, 2010 as follows:</p> <p>To extend the lease for a period of 36 months; to adjust the termination notice days to 30 days; to increase the annual rental amounts; to establish a base operating cost, and to correct Lessor name as reflected herein.</p> <p>Part II A, Part II B, and Part II C are deleted in their entirety and substituted therefore. Exhibit A has been deleted and substituted by Exhibit B. Paragraphs 20, 21, 22, and 23 are added.</p> <p>Part II A:</p> <p>The Lessor hereby leases to the Government the following described premises:</p> <p>30,686 rentable square feet (r.s.f.), yielding approximately 25,576 ANSI/BOMA Office Area square feet and related space located on the 1st Floor at the U.S. Customs House, 300 South Ferry Street, Los Angeles, California, 90731-9995. The loading dock(s) and all parking located within the fenced and secured area of the building, as depicted in Exhibit B (attached), along with the portable building at rear of leased premise labeled "ICE," and except as provided for Port Police, are for the exclusive use of the Government during the Government tenancy.</p> <p>Part II B:</p> <p>TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning March 23, 2005 and terminates no later than March 22, 2013, subject to termination and renewal rights as may be hereinafter set forth.</p> <p>The terms and conditions in this SLA No. 1 supercede the referenced terms and conditions in the Lease. All other terms and conditions of the lease shall remain in force and effect.</p>		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: The City of Los Angeles by Its Board of Harbor Commissioners	APPROVED AS TO FORM AND LEGALITY <i>June 14, 2011</i>	
BY _____ (Signature)	CARMEN A. TRUTANICH, City Attorney By <i>[Signature]</i> Deputy City Attorney	
IN THE PRESENCE OF (witnessed by:)		
_____ (Signature)	_____ (Address)	
UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service.		
BY _____ (Signature)	Contracting Officer GSA, PBS, RED	

TRANSMITTAL 2

SHEET NO. 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 1 AND MADE A PART OF LEASE NO. GS-09B-01498

Part II C:

The Government shall pay the Lessor the annual rent comprised of rent (discounted for first two years of the extension term) and utilities and maintenance costs. Rent is payable in arrears. Rent for a lesser period shall be prorated. Back rent shall be paid within 60 days after SLA No. 1 is fully executed.

Months	Period	Total Annual Rent	Monthly Rent
1 - 60	March 23, 2005 to March 22, 2010	\$220,000.00	\$18,333.33
61 - 72	March 23, 2010 to March 22, 2011	\$519,793.15	\$43,316.10
73 - 78	March 23, 2011 to September 22, 2011	\$571,950.30	\$47,662.53
79 - 84	September 23, 2011 to March 22, 2012	\$674,826.50	\$56,235.54
85 - 96	March 23, 2012 to March 22, 2013	\$932,017.00	\$77,668.08

Rent checks shall be made payable to:

City of LA – Harbor Department
P. O. Box 514300
Los Angeles, California 90051-4300

Name and address of owner is corrected as follows:

The City of Los Angeles
Harbor Department – Port of Los Angeles
425 South Palos Verdes Street
San Pedro, California 90731-3309

Paragraph 20:

The "Operating Costs Base" is established at \$13.61 (\$417,636.00 per annum) per rentable square foot per annum.

Paragraph 21:

The Government may terminate this lease at any time on or after March 23, 2010, by giving at least 30 days 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.

Paragraph 22:

If and when construction commences in the area labeled as "PLAMT Construction Area," the Lessor shall provide 90 days notice to the Government prior to construction commencement. Any changes to the perimeter boundary initiated by Lessor during the term of the extension shall be comparable to the existing fence in terms of height and materials, and shall be constructed by Lessor at no cost to the Government. The Government will review and approve the specifications of such fence prior to installation. In no event shall such review and approval take longer than 60 days from receipt of fence specifications.

Paragraph 23:

The shell component of the rental amounts in paragraph Part II C has been reduced for the following periods:

Months	Period	Shell Rental Credit
61 - 72	March 23, 2010 to March 22, 2011	\$437,223.85
73 - 78	March 23, 2011 to September 22, 2011	\$180,033.35
79 - 84	September 23, 2011 to March 22, 2012	\$128,595.25

LESSOR INITIAL: _____
GOV'T INITIAL: _____

**SHEET NO. 2 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 1 AND MADE A PART OF
LEASE NO. GS-09B-01498**

In the event the Government does not vacate by the lease expiration date of March 22, 2013, a lump sum of the rental credit in the amount of \$745,852.45 shall be due and payable to the Lessor on or before May 31, 2013. This shall not preclude the Lessor from pursuing any and all rights and remedies subsequent to lease expiration.

LESSOR INITIAL: _____
GOV'T INITIAL: _____

U.S. Customs Laboratory

LESSOR INITIAL
GOVT. INITIAL

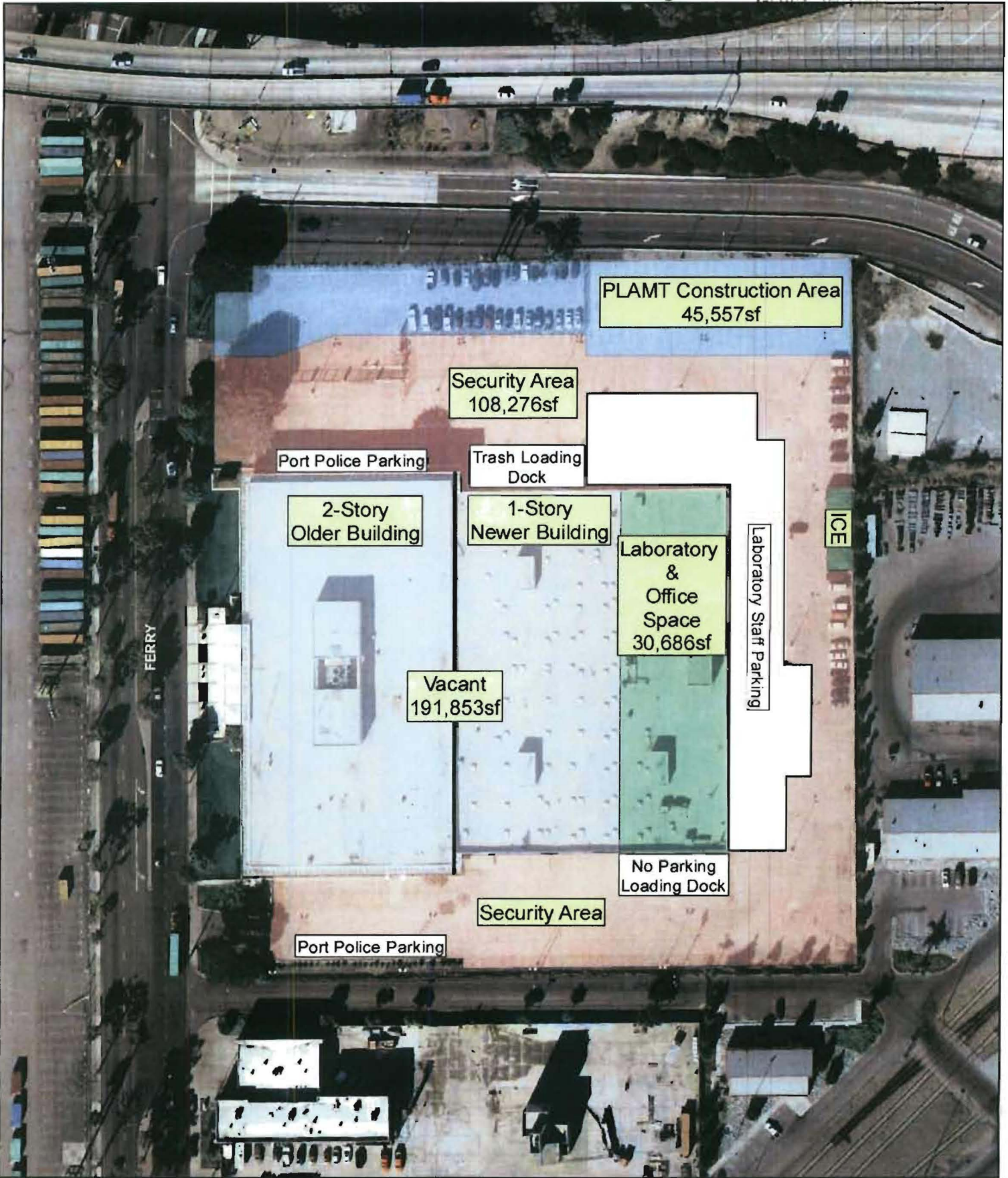
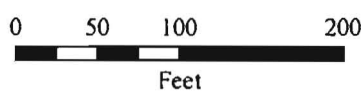


Exhibit B



Harbor Department
Planning & Economic Development
Map Produced 6/2010

