COMMERCIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on March 12, 2002, by and between:

LESSOR: CONEXANT SYSTEMS, INC., a Delaware corporation ("Landlord") LESSEE: SPECIALTYSEMI, INC., a Delaware corporation ("Tenant")

PROPERTY: The Landlord hereby leases to the Tenant the commercial property located at: 4311 Jamboree Road, Building 501, Newport Beach, California

1. TERM OF LEASE The term of this lease shall commence on March 12, 2002, and shall terminate on March 12, 2017, unless earlier terminated in accordance with the provisions of this Agreement. This is a fixed-term commercial lease with options to extend.
2. RENT The Tenant shall pay Landlord Expense Rent and Additional Rent as defined in the lease. Rent is payable monthly and subject to quarterly adjustments based on actual expenses incurred by the Landlord.
3. SECURITY DEPOSIT No specific security deposit is required under this lease agreement.
4. USE OF PREMISES The premises shall be used exclusively for general office use and a machine shop, as specified in the lease. The Tenant acknowledges that the use is permitted by applicable zoning and other laws.
5. UTILITIES Landlord shall arrange for the supply of gas and electricity to the Leased Premises. The Tenant shall be responsible for water supply in accordance with the El Capitan Lease.
6. MAINTENANCE AND REPAIRS The Landlord shall maintain the Leased Premises in its current condition. The Tenant shall be responsible for minor building repairs, air conditioning troubleshooting, and material movement as specified in the Transition Services Agreement.
7. ALTERATIONS The Tenant shall not make any alterations or modifications to the Leased Premises without prior written approval from the Landlord. Any approved alterations must be completed in compliance with the lease terms.
8. COMMON AREAS The Tenant is granted a non-exclusive right to use common areas, including parking areas, roadways, and other shared facilities, subject to the rules and regulations established by the Landlord.
9. INSURANCE The Tenant shall maintain comprehensive commercial general liability insurance with coverage of $35,000,000. The Landlord shall also maintain appropriate insurance for the property.
10. HAZARDOUS MATERIALS The Tenant is prohibited from bringing hazardous materials onto the premises except for those contained in ordinary office supplies and used in compliance with all applicable laws.
11. RIGHT OF ENTRY The Landlord reserves the right to enter the premises for inspection, repairs, and other specified purposes, with reasonable notice to the Tenant.
12. TERMINATION Upon termination of this lease, the Tenant shall surrender the premises in good condition, remove its property, and comply with all lease requirements regarding restoration.
13. DEFAULT If the Tenant fails to pay rent or breaches any terms of the lease, the Landlord may pursue various remedies, including termination of the lease.
14. GOVERNING LAW This Agreement shall be governed by the laws of the State of California.
15. ENTIRE AGREEMENT This document constitutes the entire agreement between the parties, superseding all prior negotiations and agreements.
16. SEVERABILITY If any provision of this Agreement is found to be invalid, the remaining provisions shall continue in full force and effect.

SIGNATURES

LANDLORD: Signature: /s/ Dwight Decker Print Name: Dwight Decker Title: Chief Executive Officer Date: March 12, 2002

TENANT: Signature: /s/ Claudius E. Watts IV Print Name: Claudius E. Watts IV Title: President Date: March 12, 2002

ACKNOWLEDGMENT By signing above, both parties acknowledge that they have read, understood, and agree to be bound by all terms and conditions of this Lease Agreement.

Taxpayer Identification Number: To be provided by Tenant