

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA00187
ADDRESS OF PREMISES 2320 PASEO DE LAS AMERICAS SAN DIEGO, CA 92154	PDN Number: N/A

THIS AMENDMENT is made and entered into between Otay Professional Associates, a California limited partnership whose address is: 821 Kuhn Drive, Suite 100 Chula Vista, CA 91914

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

WHEREAS, the parties hereto desire to amend the above Lease to revise Section 1.03 A., RENT AND OTHER CONSIDERATION (AAP VARIATION (OCT 2016)).

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

1.03 RENT AND OTHER CONSIDERATION (AAP VARIATION (OCT 2016))

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

	RENT PERIOD: 1/1/18 TO 10/31/18 FIRM TERM	RENT PERIOD: 11/1/18 TO 12/31/22 FIRM TERM	RENT PERIOD: 1/1/23 TO 12/31/27 NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$290,157.92	\$290,157.92	\$311,937.99
OPERATING COSTS ²	\$67,253.94	\$67,253.94	\$67,253.94
TENANT IMPROVEMENTS RENT ³	\$0.00	\$25,149.53	N/A
TOTAL ANNUAL RENT	\$357,411.86	\$382,561.39	\$379,191.93

¹ Shell rent calculation:

(Firm Term) \$31.84 multiplied by 9,113 RSF

(Non Firm Term) \$34.23 multiplied by 9,113 RSF

² Operating Costs rent calculation: \$7.38 multiplied by 9,113 RSF

³ Tenant Improvements of \$94,417.43 are amortized at a rate of 5% over 50 months, the remaining firm term.

⁴ One (1) month of free rent in the amount of \$31,880.12 will commence 11/1/18 to 11/30/18.

This Lease Amendment contains {1} page.

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

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

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: [Redacted]

Signature: [Redacted]

Name: Michael A. Vogt

Name: Lawrence C. Becker

Title: President

Title: Lease Contracting Officer

Entity Name: Otay Professional Associates, a California Limited Partnership

Title: GSA, Public Buildings Service,

By: I.R.E. Enterprises, Inc., a California corporation, Managing Member

Date: 11/21/18

Date: 11/01/2018

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]

Name: Perla Gutierrez

Title: Senior Property Manager

Date: 11/01/2018