

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA00213
ADDRESS OF PREMISES 101 W. BROADWAY, SUITE 450 SAN DIEGO, CA 92101	PDN Number: N/A

THIS AMENDMENT is made and entered into between 101 West Broadway LLC, a Delaware limited liability company whose address is: 225 Broadway, Suite 120 San Diego, CA 92101 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:

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: ██████████	RENT PERIOD: ██████████	RENT PERIOD: ██████████
	FIRM TERM	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$524,433.39	\$524,433.39	\$591,282.90
OPERATING COSTS ²	\$159,300.96	\$159,300.96	\$159,300.96
TENANT IMPROVEMENTS RENT ³	\$0.00	\$30,448.71	N/A
TOTAL ANNUAL RENT	\$683,734.35	\$714,183.06	\$750,583.86

¹Shell rent calculation:
 (Firm Term) \$25.81 per RSF multiplied by the RSF stated under Paragraph 1.01
 (Non Firm Term) \$29.10 per RSF multiplied by the RSF stated under Paragraph 1.01
²Operating Costs rent calculation: \$7.84 per RSF multiplied by the RSF stated under Paragraph 1.01
³Tenant Improvements of \$202,675.25 are amortized at a rate of 7.5% over 111 months, the remaining firm term.

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:
 Signature: ██████████
 Name: Steven M. Case
 Title: Executive Vice President
 Entity Name: 101 West Broadway LLC
 Date: July 18, 2018

FOR THE GOVERNMENT:
 Signature: ██████████
 Name: Lawrence C. Becker
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 7/24/18

WITNESSED FOR THE LESSOR BY:
 Signature: ██████████
 Name: Christopher J. Popma
 Title: Regional Vice President, Operations
 Date: July 18, 2018

