

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 13

DATE 10/13/15

TO LEASE NO. GS-09B-02312

ADDRESS OF PREMISES: 75 Hawthorne St
San Francisco, CA 94105

THIS AGREEMENT made and entered into this date by and between: Hawthorne Plaza Associates, L.L.C.

Whose address is: c/o Hines Interest
101 California, Suite 1000
San Francisco, CA 94111

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 establish lease commencement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraph 40 is hereby added to the Lease:

"40. Phase III Acceptance:

- A. Effective October 13, 2015, the Government accepts Phase III as substantially complete and rent shall commence for Phase III, comprising the seventeenth, eighteenth, and nineteenth floors, consisting of 44,449 rentable square feet (RSF), yielding 39,562 ANSI/BOMA Office Area square feet.
- B. Effective October 13, 2015, the lease consists of Phase I, Phase II, and Phase III space for a total of 161,546 rentable square feet (RSF), yielding 144,104 ANSI/BOMA Office Area square feet, with an annual rent of \$6,623,386.00 (\$41/RSF). Annual rent consists of \$4,767,222.46 (\$29.51/RSF) shell rent, \$1,313,368.98 (\$8.13/RSF) operating rent, and \$542,794.56 (\$3.36/RSF) amortized TI rent. Per SLA 4, the commencement date of the firm term will be determined in accordance with General Clause 12 of GSA Form 3517B, attached to and made a part of the Lease."

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

LESSOR: Hawthorne Plaza Associates L.L.C. a Delaware limited liability company:

ed liability company, its sole member

Ray Rothfelder
(Name)

Eliz Stogall
(Name)

Joel Gomez
NAME OF SIGNER