

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 12.6.12

LEASE No. GS-09B-02814

THIS LEASE, made and entered into this date between GSA EUREKA SKYLINE 26 PARTNERS, LLC

whose address is: 9595 Wilshire Blvd., Penthouse 1010
Beverly Hills, CA 90212

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
22,853 rentable square feet (rsf.), yielding approximately 19,704 ANSI/BOMA Office Area square feet and related space located at the Airport Business, 3140-3151 Boeing Ave., McKinleyville, CA 95519-9305, together with 77 onsite parking spaces (2 on-site inside structured reserved parking spaces, 16 on-site outside surface secured parking spaces, 55 on-site outside surface parking spaces and 4 on-site outside surface handicap parking spaces), as depicted on the attached Exhibit A (the "Site Plan"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.
3. The Government shall pay the Lessor annual rent of \$1,065,406.86 at the rate of \$88,783.91 per month in arrears. The cost for parking is included in the annual rental rate. Under no circumstance will rent be paid on more or less than 22,853 rentable square feet. Rent for a lesser period shall be prorated and breaks down as follows:

Rent Breakdown (Years 1 - 20)	Per RSF	Per ANSI/BOMA SF	Annual Rent (RSF)	Monthly Rent (RSF)
Shell Rent	\$32.44	\$37.62	\$741,351.32	\$61,779.27
Operating Cost	\$11.00	\$12.76	\$251,383.00	\$20,948.58
Amortization of TI	\$3.18	\$3.69	\$72,672.54	\$6,056.05
Full Service Rent	\$46.73	\$54.20	\$1,065,406.86	\$88,783.91

Rent checks shall be payable to:

GSA Eureka Skyline 26 Partners, LLC
9595 Wilshire Blvd., Penthouse 1010
Beverly Hills, CA 90212

4. PARAGRAPH 4 IS INTENTIONALLY OMITTED.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

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6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.
 - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. OCA2062 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

7. The following are attached and made a part hereof:

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

- a) The Solicitation For Offers Number OCA2062 (pages 1-54) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) Special Requirements (summarized in Amendment 3);
- c) Amendment Number 1 (page 1), Amendment Number 2 (page 1), Amendment 3 (page 1); Amendment #4 (pages 1-14);
- d) GSA Form 3517 (pages 1-33);
- e) GSA Form 3518 (pages 1-7);
- f) Land Purchase Option and Addendum 1 (pages 1-12);
- g) Best and Final Technical Offer Submitted on October 31, 2012;
- h) Sheet no. 1-2 containing Paragraphs 9-23;
- i) Floor Plan, "Exhibit A," (page 1);
- j) Exterior Building Materials Letter (page 1).
- k) Clarification Letter date 10-22-12

8. The following changes were made in this lease prior to its execution:

Paragraphs 2, 4 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 23 have been added.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

(Signature)

ADMINISTRATION, Public Buildings Service:

12.6.12