

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 12
	TO LEASE NO. GS-09B-02814
ADDRESS OF PREMISES: 3140 Boeing Avenue Mckinleyville, CA 95519-9305	

THIS AMENDMENT is made and entered into between **GSA EUREKA SKYLINE 26 PARTNERS, LLC**

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

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

WHEREAS, the parties hereto desire to amend the above Lease.

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, as follows: to establish beneficial occupancy.

Paragraphs 3, 9 and 22 are deleted in its entirety and the following substituted therefore:

"3. The Government shall pay the Lessor annual rent of \$1,065,394.18 at the rate of \$88,782.85 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	\$72,659.86	\$6,054.99
Full Service Rent	\$46.62	\$54.20	\$1,065,394.18	\$88,782.85

Rent checks shall be payable to: **GSA Eureka Skyline 26 Partners, LLC
9595 Wilshire Blvd., Penthouse 1010
Beverly Hills, CA 90212**


This Lease Amendment contains 2 pages.

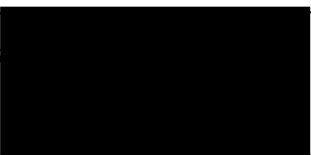

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: 
Name: STEVEN DOWDY
Title: Partner
Entity Name: GSA Eureka Skyline 26 Partners, LLC
Date: 1/23/15

FOR THE GOVERNMENT:

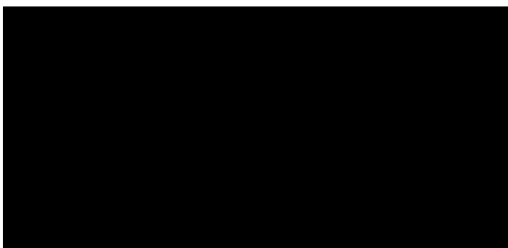
Signature: 
Name: STEVEN T. VANDERBILT
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1/23/2015

WITNESSED FOR 
Signature: 
Name: BILLY T. ARBORE
Title: _____
Date: 1/23/15

SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF LEASE AMENDMENT (LA) NO. 12 TO LEASE #GS-09B-02814

"9. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on January 20, 2015 through January 19, 2035, subject to termination rights as may be hereinafter set forth."

"22. The space is occupied as follows:



- 1021 usf / 1184 rsf
- 6011 usf / 6972 rsf
- 1898 usf / 2201 rsf
- 562 usf / 651 rsf
- 163 usf / 189 rsf
- 9528 usf / 11052 rsf
- 521 usf / 604 rsf

Grand Total: 19,704 usf / 22,853 rentable square feet"

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

INITIALS:

SO
LESSOR

&

SG
GOVT