

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-09B-02922
ADDRESS OF PREMISES 2508 VERNE ROBERTS CIRCLE ANTIOCH, CA 94509	PDN Number:

**THIS AMENDMENT** is made and entered into between PBV I, LLC

whose address is: 1801 Avenue of the Stars, #150  
Los Angeles, CA 90067

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 issue a Notice to Proceed; incorporate and order Tenant Improvements as depicted on the attached Exhibit A (pages 3-9); and provide for Lump Sum Payment of the tenant improvement costs.

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 April 9, 2013 as follows:

**Paragraphs 7.01, 7.02 and 7.03 and Exhibit A are hereby added:**

"7.01. Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$806,348.32, inclusive of all management and architectural fees."

"7.02. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$806,348.32 pursuant to Paragraph 7.03, herein. The Lessor hereby waives restoration as a result of all improvements."

This Lease Amendment contains 9 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: \_\_\_\_\_  
 Title: Vice President  
 Entity Name: PBV I, LLC  
 Date: 4/12/2013

**FOR THE**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: April 16, 2013

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Managing Director  
 Date: 4/12/2013

Continued on Sheet 1

**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF LEASE AMENDMENT (LA) NO. 2 TO LEASE #GS-09B-02922**

"7.03. Upon completion and acceptance of Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment, an original and one copy of the invoice. The Original Invoice, in the amount not to exceed \$806,348.32 shall be submitted via the GSA Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov)

A copy of the Invoice **MUST** be simultaneously submitted to the Contracting Officer either via mail or at [Peter.Shteyn@gsa.gov](mailto:Peter.Shteyn@gsa.gov)

GSA, Real Estate Division – San Francisco  
Attention: Peter Shteyn  
450 Golden Gate Avenue  
3<sup>rd</sup> Floor East  
San Francisco, CA 94102

In order to ensure payment, a proper invoice **MUST** include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- Annotation of GSA PS Number:

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it."

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

INITIALS: VKV & 123  
LESSOR GOVT