

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	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 establish beneficial occupancy and memorialize final Tenant Improvement costs of \$482,917.68 amortized over the 10 year firm term of the lease agreement at an interest rate (amortization rate) of 5.75% per year.

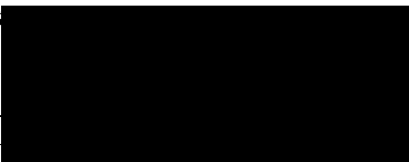
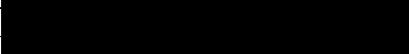

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 25, 2013 as follows:

A. To Have and To Hold the said Premises with their appurtenances for the term beginning July 25, 2013 and continuing through July 24, 2028.


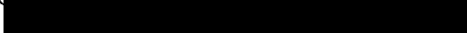
This Lease Amendment contains 2 pages.

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.

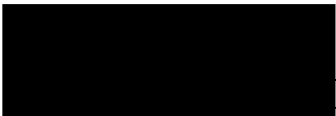
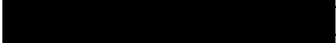
FOR THE LESSOR:

Signature: 
 Name: 
 Title: 
 Entity Name: PBV I, LLC
 Date: 07/23/2013

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 8/29/2013

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: Senior Vice President, Acquisitions
 Date: 07/23/2013

B. Paragraph 1.03 A: "The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1 - 5		Years 6 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$185,184.00	\$19.29	\$202,752.00	\$21.12
Tenant Improvements Rental Rate	\$63,611.40	\$6.626188	\$63,611.40	\$6.626188
Operating Costs	\$48,480.00	\$5.05	\$48,480.00	\$5.05
Building Specific Security Costs	N/A	N/A	N/A	N/A
Full Service Rate	\$297,275.40	\$30.966187	\$314,843.40	\$32.796187

	Years 11 - 15	
	Annual Rent	Annual Rate / RSF
"		
Shell Rental Rate	\$220,416.00	\$22.96
Tenant Improvements Rental Rate	\$0.00	\$0.00
Operating Costs	\$48,480.00	\$5.05
Building Specific Security Costs	N/A	N/A
Full Service Rate	\$268,896.00	\$28.01
"		

INITIALS: KCS & [Signature]
 LESSOR GOVT