



Lease Amendment Number 1

Lease Number: GS-09B-02958 Date: 11-5-2013

12440 E. Imperial Highway, Suite 240, Norwalk, CA 906650-3180

THIS AGREEMENT made and entered into this date by and between Sonnenblick Del Rio Norwalk LLC

whose address is: 12440 E. Imperial Highway, Suite 101, Norwalk, CA 90650-3180

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 Term Commencement, modify the rent table and to finalize Tenant Improvement costs.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Lease Commencement has been established as September 13, 2013. The lease term is 10 years, 5 years firm.

Paragraph 1.03 is deleted in its entirety and the following substituted therefore. Paragraph 7.01 is added.

1.03.

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

| | 09/13/13-09/12/18 | | 09/13/18 - 09/12/23 | |
|----------------------------------|-------------------|-----------------|---------------------|-----------------|
| | Annual Rent | Annual Rate/RSF | Annual Rent | Annual Rate/RSF |
| Shell Rental Rate | \$71,919.40 | \$20.98 | \$65,132 | \$19.00 |
| Tenant Improvements Rental Rate* | \$35,338.67 | \$10.31 | \$0.00 | \$0.00 |
| Operating Costs* | \$19,265.36 | \$5.62 | \$19,265.36 | \$5.62 |
| Full Service Rate | \$126,523.43 | \$36.91 | \$84,397.36 | \$24.62 |

*The Tenant Improvements Allowance is amortized at a rate of 5 percent per annum for 5 years.

7.01 Tenant Improvement Allowance

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$156,051.77. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 5 percent.

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 above date.

Lessor: Sonnenblick Del Rio Norwalk LLC

[Redacted signature]

LLC Manager (Title)

In Presence of [Redacted]

(2440 E.) Imperial Hwy., Norwalk, CA 90650 (Address)

United States General Services Administration, Public Buildings Service.

[Redacted signature]

CONTRACTING OFFICER (Official Title)