

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-09B-03086
ADDRESS OF PREMISES 7677 OAKPORT STREET OAKLAND, CALIFORNIA 94621	

THIS AGREEMENT, made and entered into this date by and between Cranbrook Realty Investment Fund, LP

whose address is: 7677 Oakport Street
Oakland, California 94621

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 annual rental periods and establish beneficial occupancy:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2014 as follows:

"TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on June 1, 2014 and continuing through May 31, 2024, subject to termination rights as may be hereinafter set forth."

The Government shall pay the Lessor annual rent as established in Attachment 1 to this Lease Amendment.


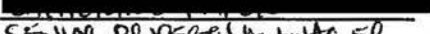
Continued on Page 2


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:

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: SENIOR PROPERTY MANAGER
Entity Name: CRANBROOK GROUP, INC., AGENT FOR
Date: 6/5/14 OWNER

Signature: 
Name: ETI-SOMERS
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 6/6/14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Assistant Property Manager
Date: 6/5/14

Attachment 1 to Lease Amendment 1 for Lease No. GS-09B-03086

GSA Rent Schedule - [REDACTED]
 7677 Oakport Street Oakland, CA.
 6,507 RSF / 5,658 USF

Period	Shell Rate	TI	Services	RSFPY	Total Monthly Rent	Total Annual Rent
June 1, 2014- May 31, 2015	\$ 10.44	\$ 1.53	\$ 7.69	\$ 19.66	\$ 10,662.33	\$127,947.90
June 1, 2015- May 31, 2016	\$ 10.44	\$ 1.53	\$ 7.69	\$ 19.66	\$ 10,662.33	\$127,947.90
June 1, 2016- May 31, 2017	\$ 10.44	\$ 1.53	\$ 7.69	\$ 19.66	\$ 10,662.33	\$127,947.90
June 1, 2017- May 31, 2018	\$ 10.44	\$ 1.53	\$ 7.69	\$ 19.66	\$ 10,662.33	\$127,947.90
June 1, 2018- May 31, 2019	\$ 10.44	\$ 1.53	\$ 7.69	\$ 19.66	\$ 10,662.33	\$127,947.90
June 1, 2019- May 31, 2020	\$ 10.44	\$ -	\$ 7.69	\$ 18.13	\$ 9,830.99	\$117,971.91
June 1, 2020- May 31, 2021	\$ 10.44	\$ -	\$ 7.69	\$ 18.13	\$ 9,830.99	\$117,971.91
June 1, 2021- May 31, 2022	\$ 10.44	\$ -	\$ 7.69	\$ 18.13	\$ 9,830.99	\$117,971.91
June 1, 2022- May 31, 2023	\$ 10.44	\$ -	\$ 7.69	\$ 18.13	\$ 9,830.99	\$117,971.91
June 1, 2023- May 31, 2024	\$ 10.44	\$ -	\$ 7.69	\$ 18.13	\$ 9,830.99	\$117,971.91

TI = Tenant Improvements
 RSFPY = Rentable Square Foot Per Year

INITIALS:

CCJ
LESSOR

&

[Signature]
GOVT