
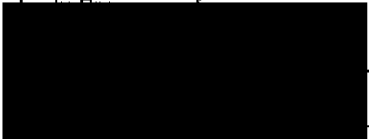
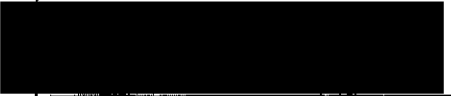




| Supplemental Lease Agreement Number 3 | | | |
|---|--------------|--|----------|
| Lease Number: | GS-09B-03100 | Date: | 1/9/2015 |
| Address of Premises: 10940 Wilshire Boulevard, Los Angeles, CA 90024 | | | |
| THIS AGREEMENT, made and entered into this date by and between: The Tower, LP, A California Corporation ("the Lessor"), whose principal place of business is c/o Equity Office Properties, 10880 Wilshire Boulevard #1010, Los Angeles, CA 90024, and whose interest in the Property described herein is that of a Fee Owner 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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon Government execution. | | | |
| Supplemental Lease Agreement No. 3 is to establish beneficial occupancy. Paragraphs 1.01, 1.03 and 1.08 of the Lease have been deleted in their entirety and the following substituted therefore. | | | |
| 1.01 THE PREMISES | | | |
| A. TO HAVE AND TO HOLD Office and Related Space: 6,027 rentable square feet (RSF), yielding 4,886 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based on a Common Area Factor of 23.35%, located on the 15 th floor and known as Suite(s) 1500 of the Building. For the term beginning December 12, 2014 through December 11, 2024, subject to termination and renewal rights as may be hereinafter set forth. | | | |
| Continued on Sheet 1 | | | |
| IN WITNESS WHEREOF, the parties subscribed their names as of the above date. | | | |
|  (Signature) | | Market Managing Director (Title) | |
|  (Address) | | 10880 Wilshire Boulevard, # 1010 Los Angeles, CA 90024 (Address) | |
| United States Of America, General Services Administration, Public Buildings Service. | | | |
|  (Signature) | | CONTRACTING OFFICER (Official Title) | |
| for Manuel Ambriz (Signature) | | | |



SHEET NO. 1 of 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 3 AND MADE A PART OF LEASE NO. GS-09B-03100

1.03 RENT AND OTHER CONSIDERATION

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

| | FIRM TERM MONTHS 1-3 | | FIRM TERM MONTHS 4-120 | |
|---|----------------------|------------------|------------------------|----------------------|
| | ANNUAL RENT | ANNUAL RATE/RSF | ANNUAL RENT | ANNUAL RATE/RSF |
| SHELL RENT | \$0 | \$0 | \$180,901.31 | \$26.70 ³ |
| TENANT IMPROVEMENTS RENT ¹ | \$0 | \$0 | \$27,442.44 | \$4.55 ³ |
| OPERATING COSTS | \$0 | \$0 | \$90,103.65 | \$14.95 ³ |
| BUILDING SPECIFIC SECURITY ² | N/A | N/A ³ | N/A | N/A ³ |
| TOTAL ANNUAL RENT | \$0 | \$0 | \$278,447.40 | \$46.20 |

¹The Tenant Improvements Allowance is amortized at a rate of 8.0 percent per annum over 10 years.

²N/A

³Rates may be rounded.

1.08 TENANT IMPROVEMENT PRICING BASED ON TENANT IMPROVEMENT ALLOWANCE (TIA): The Tenant Improvement cost in the amount of \$188,487.22 shall be amortized into the rent over the remaining 120 months of the firm term of the lease agreement ending on December 11, 2024 at an interest rate (amortization rate) of 8 % per year.

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

LESSOR INITIAL: Free
GOV'T INITIAL: at