

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-09P-LCA03146
ADDRESS OF PREMISES 5601 Arnold Road, 4th Floor Dublin, CA 95468	PDN Number: N/A

THIS AMENDMENT is made and entered into between George Andras & Laszlo Hites PTR Doing Business As HHH Investment Company

whose address is: 5601 Arnold Road, Suite 101
Dublin, CA 95468

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 memorialize the Final Building Specific Amortized Capital (BSAC) Cost of [REDACTED] for the [REDACTED] to be amortized into the rent effective November 1, 2014 through December 31, 2018. This BSAC cost is comprised of: [REDACTED] to provide and install the [REDACTED]; [REDACTED] to move and return furnishings three (3) feet away from the windows; \$4,017.89 for Lessor's Project Management fee; and \$7,319.02 for total interest based on 4 percent per annum, and the amortization period of 50 months for the remaining 5 year firm term of the lease. This Scope of Work for this BSAC item was completed on October 17, 2014.

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 upon execution of the Government, as follows:

Paragraph 1.03 is hereby deleted and substituted in its entirety with the following Paragraph 1.03.

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

Signature: [REDACTED]

Name: George Hites

Title: Owner

Entity Name: HHH Investment Company

Date: 10/28/14

FOR THE GOVERNMENT

Signature: [REDACTED]

Name: Eileen Khanloo

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 11/21/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: Ildiko Dillmann

Title: Property manager

Date: 10/28/14

1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

A. Effective January 1, 2014 through December 31, 2023, the Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	Firm Term 1/01/14 - 10/31/14		Firm Term 11/01/14 - 12/31/16		Firm Term 1/01/17 - 12/31/18		Non-Firm Term 1/01/19 - 12/31/20		Non-Firm Term 1/01/21 - 12/31/23	
	Annual Rent	Annual Rate Per RSF	Annual Rent	Annual Rate Per RSF	Annual Rent	Annual Rate Per RSF	Annual Rent	Annual Rate Per RSF	Annual Rent	Annual Rate Per RSF
Shell Rent ¹	\$810,000.00	\$25.92	\$810,000.00	\$25.92	\$811,562.50	\$25.97	\$813,125.00	\$26.02	\$814,687.50	\$26.07
TI Rent	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Op Costs ²	\$152,812.50	\$4.89	\$152,812.50	\$4.89	\$152,812.50	\$4.89	\$152,812.50	\$4.89	\$152,812.50	\$4.89
BSAC Cost ³	\$0.00	\$0.00	\$21,875.00	\$0.70	\$21,875.00	\$0.70	\$0.00	\$0.00	\$0.00	\$0.00
Parking ⁴	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Rent	\$962,812.50	\$30.81	\$984,687.50	\$31.51	\$986,250.00	\$31.56	\$965,937.50	\$30.91	\$967,500.00	\$30.96

¹Shell rent (Firm Term) calculation: \$25.92 per RSF multiplied by 31,250 RSF EFFECTIVE 1/01/14 THROUGH 12/31/16; \$25.97 per RSF multiplied by 31,250 RSF EFFECTIVE 1/01/17 THROUGH 12/31/18; (Non-Firm Term) calculation: \$26.02 per RSF multiplied by 31,250 RSF EFFECTIVE 1/01/19 THROUGH 12/31/20; \$26.07 per RSF multiplied by 31,250 RSF EFFECTIVE 1/01/21 THROUGH 12/31/23.

²Operating Cost rent calculation: \$4.89 per RSF multiplied by 31,250 RSF EFFECTIVE 1/01/14 THROUGH 12/31/23

³The Final Building Specific Amortized Capital (BSAC) Cost of ~~\$21,448.03~~ is amortized into the rent at a rate of 4 percent per annum EFFECTIVE 11/01/14 THROUGH 12/31/18.

⁴Parking cost is included in the Shell rent above.

\$ 83,829.01
ID

B. INTENTIONALLY DELETED

C. INTENTIONALLY DELETED

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

F. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

G. Intentionally Deleted."

INITIALS:

[Signature]
LESSOR

&

[Signature]
GOVT