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|---|------------------------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b>   | LEASE AMENDMENT No. 1        |
|   | TO LEASE NO. GS-09P-LCA03453 |
| <b>LEASE AMENDMENT</b><br>ADDRESS OF PREMISES<br>811 WILSHIRE BLVD, 2 <sup>nd</sup> and 3 <sup>rd</sup> Floor<br>LOS ANGELES, CA 90017-2630 | PDN Number: N/A              |

**THIS AMENDMENT** is made and entered into between **811 WILSHIRE, LLC**

whose address is: 811 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017-2630

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 the beneficial occupancy date and the total annual rent.

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 by the Government as follows:

Accordingly, Lease Term Paragraph, Paragraph 1.03 A. "Rent and Other Consideration, and Section 3.22 CEILINGS (SEP 2013) Paragraph A" are deleted in their entirety and substituted therefore.

**LEASE TERM**

To Have and To Hold the said Premises with its appurtenances for the firm term beginning on [REDACTED] continuing through [REDACTED]

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: JAIME LEE  
 Title: VP  
 Entity Name: 811 Wilshire, LLC  
 Date: 4/26/17

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
 Name: Veronica Montoya  
 Title: Lease Contracting Officer GSA,  
Public Buildings Service,  
 Date: 5/10/2017

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: MATTHEW CHA  
 Title: ASSOCIATE  
 Date: 4/26/17

**1.03 RENT AND OTHER CONSIDERATION (OCT 2014)**

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

|   | <b>FIRM TERM</b>      |
|---|-----------------------|
|   | <b>ANNUAL RENT</b>    |
| SHELL RENT <sup>1</sup>                                 | <b>\$816,044.11</b>   |
| TENANT IMPROVEMENTS RENT <sup>2</sup>                   | <b>\$248,155.72</b>   |
| OPERATING COSTS <sup>3</sup>                            | <b>\$155,975.19</b>   |
| BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup> | <b>\$26,996.34</b>    |
| PARKING <sup>5</sup>                                    | <b>\$7,080.00</b>     |
| <b>TOTAL ANNUAL RENT</b>                                | <b>\$1,254,251.36</b> |

<sup>1</sup>Shell rent calculation:

(Firm Term) \$21.8942936 per RSF multiplied by 37,272 RSF.

<sup>2</sup>Tenant Improvement Allowance of \$55.153200 per ABOA, (total TI amount \$1,781,062.28) the (maximum) Tenant Improvements Allowance that will be amortized into the rent at 7% per annum over 10 years.

<sup>3</sup>Operating Costs rent calculation: \$4.18478187 per RSF (or \$4.83 per ABOA) multiplied by 37,272 RSF.

<sup>4</sup>Upon completion and acceptance of Tenant Improvements, the (maximum) Building Specific Amortized Capital (BSAC) that will be amortized into the rent will be \$6.00 per ABOA at 7% per annum over 10 years.

<sup>5</sup>Parking costs described under sub-paragraph H (\$295/Month/Stall).

**SECTION 3.22 CEILINGS (SEP 2013)**

A. Ceilings shall be at a minimum 8 feet and 2 inches and no more than 12 feet and 0 inches measured from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring. At the discretion of the Government. The Government may eliminate space with heights that are less than 8 feet 2 inches, as measured from the floor to the lowest obstruction. Bulkheads and hanging or surface mounted light fixtures which impede traffic ways shall be avoided. Ceilings shall be uniform in color and appearance throughout the Space, with no obvious damage to tiles or grid.

INITIALS:  LESSOR &  GOV'T