

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. TWO
	TO LEASE NO. GS-08B-14706

**ADDRESS OF PREMISES**

**THIS AGREEMENT**, made and entered into this date by and between Pam Joy Realty Inc.

whose address is:

718 N. Hillcrest Rd.  
Beverly Hills, CA 90210-3517

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 August 1, 2013 as follows:

Paragraph 7.02 of Lease No. GS-08B-14706, effective 8/1/2013, is added to include the following language and updated rental schedules:

The tenant improvements have been completed and accepted. Rental for the tenant improvements will commence 8/1/2013 and will be amortized for four (4) years at 6% per annum. The total tenant improvement amount is \$33,024.36

**FIRM TERM RENT**      YEARS 1-5  
(November 1, 2012 – July 31, 2013)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$74,783.78	\$6,231.98
OPEX	\$49,851.07	\$4,154.26
TAX	<u>\$13,667.08</u>	<u>\$1,138.92</u>
	\$138,301.93	\$11,525.16

This Lease Amendment contains 2 pages.

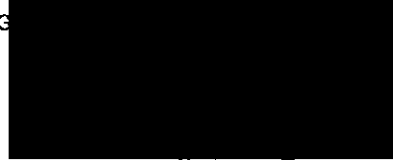
All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR



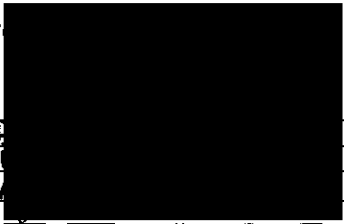
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: PAM JOY REALTY, INC.  
Date: AUGUST 1, 2013

FOR THE GOVERNMENT



Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public Buildings Service,  
Date: 8/8/13

WITNESSED BY



Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

YEARS 1-5  
(August 1, 2013 – July 31, 2017)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$74,783.78	\$6,231.98
OPEX	\$49,851.07	\$4,154.26
TAX	\$13,667.08	\$1,138.92
TI	\$9,306.94	\$775.58
	<u>\$147,608.87</u>	<u>\$12,300.74</u>

YEARS 1-5  
(August 1, 2017 – October 31, 2017)

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$74,783.78	\$6,231.98
OPEX	\$49,851.07	\$4,154.26
TAX	\$13,667.08	\$1,138.92
	<u>\$138,301.93</u>	<u>\$11,525.16</u>

NON FIRM TERM RENT

YEARS 5-10

	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>
SHELL	\$74,783.78	\$6,231.98
OPEX	\$49,851.07	\$4,154.26
TAX	\$13,667.08	\$1,138.92
	<u>\$138,301.93</u>	<u>\$11,525.16</u>

INITIALS:

AS  
LESSOR

&

SN  
GOVT