

**LEASE NO. GS-09P-LCA03456**

Succeeding/Superseding Lease  
GSA FORM L202 (September 2014)

**INSTRUCTIONS TO OFFERORS:** Do not attempt to complete this lease form (GSA Lease Form L202). Upon selection for award, GSA will transcribe the successful Offeror's final offered rent and other price data included on the lease proposal form (GSA Lease Proposal Form 1364-S, hereinafter Lease Proposal Form) into a Lease Form, and transmit the completed Lease Form, together with appropriate attachments, to the successful Offeror for execution.

This Lease is made and entered into between

**1851 East First Street Investors, LLC**

(Lessor), whose principal place of business is **455 Market St. Suite 1000, San Francisco, CA 94105** and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**1851 East First Street, Santa Ana, CA 92705-4017**

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

**LEASE TERM**

To Have and To Hold the said Premises with its appurtenances for the term beginning either upon **May 1, 2015** or upon acceptance of the Premises as required by this Lease, whichever is later, and continuing for a period of

**3 Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

[Redacted Signature]

Name: Thomas Enger

Title: Executive Director

Date: 9/15/15

FOR THE GOVERNMENT

[Redacted Signature]

[Name]

Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

[Redacted Signature]

Name: Thomas Enger

Title: Executive Director





