

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE: 09/09/2010

LEASE No. GS-09B-02269

THIS LEASE, made and entered into this date between CIVIC CENTER LLC

whose address is: 100 N. Citrus St.  
Suite 508  
West Covina, CA 91791-1692

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:  
2,722 rentable square feet (r.s.f.), yielding approximately 2,367 ANSI/BOMA Office Area square feet and related space located on the 8th Floor at the Civic Center Plaza Towers, 600 W. Santa Ana Blvd., Santa Ana, CA 92701-4558, together with eight (8) reserved parking spaces (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on August 1, 2010 through July 31, 2018, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of

Rent Breakdown (Years 1 - 5)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$12.60	\$34,297.20	\$2,858.10
Operating Cost	\$4.86	\$13,228.92	\$1,102.41
Full Service Rent	\$17.46	\$47,526.12	\$3,960.51

Rent Breakdown (Years 6 - 8)	Per RSF	Annual Rent	Monthly Rent
Shell Rent	\$14.94	\$40,666.68	\$3,388.89
Operating Cost	\$4.86	\$13,228.92	\$1,102.41
Full Service Rent	\$19.80	\$53,895.60	\$4,491.30

The maximum amortized Tenant Improvement Allowance is established at \$120,859.00 (\$51.06 per ANSI/BOMA square foot). This component of the rent shall not activate until construction is complete and required improvements are delivered/accepted by the Government. Once the space is accepted, the Rent above will be adjusted by Supplemental Lease Agreement to include the tenant improvement component, amortized over the remaining firm term of the lease.

Rent for a lesser period shall be prorated. Rent checks shall be payable to:

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4. The Government may terminate this lease in whole or in part effective any time after the fifth (5<sup>th</sup>) year of this lease giving at least 90 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

