

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE: October 12, 2010

LEASE No. GS-09B-02607

THIS LEASE, made and entered into this date between HR GCC, LLC

whose address is: **11990 San Vicente Boulevard, Ste 200  
Los Angeles, CA 90049**

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:  
15,435 rentable square feet (r.s.f.), yielding approximately 14,700 ANSI/BOMA Office Area square feet and related space located on the 1<sup>st</sup> Floor at the Glendale Corporate Center, 5365 N. 99<sup>th</sup> Avenue, Glendale, Arizona 85305-2203, together with 40 onsite parking spaces, as depicted on the attached (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.
3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.
4. PARAGRAPH 4 IS INTENTIONALLY OMITTED.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.
  - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 0AZ2034 and its attachments.
  - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.
7. The following are attached and made a part hereof:
- All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:
- a) The Solicitation for Offers Number 0AZ2034 (pages 1-47) (all references to SFO shall also refer to any Special Requirements and Amendments);
  - b) Attachment 1 : [REDACTED] Special Requirements (pages 137-140, 149-158, 161-182, 211-216, 231-242, 253-262);
  - c) Amendment Number 1 (pages 1);
  - d) GSA Form 3517 (pages 1-2);
  - e) GSA Form 3518 (pages 1-7);
  - f) Sheet no. 1, no. 2 and no. 3 containing Paragraphs 9-22;
  - g) Site Plan (Exhibit "A", page 1-2).
8. The following changes were made in this lease prior to its execution:
- Paragraphs 2, 3, 4 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 22 have been added.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: HR GCC, LLC

BY [Signature] (Signature) [Signature] (Signature)

IN PRESENCE OF: [Signature] (Signature) 11990 SAN VICENTE BLVD. # 200, LA, CA 90049 (Address)

UNITED STATES OF AMERICA **GENERAL SERVICES ADMINISTRATION, Public Buildings Service:**

BY [Signature]  
PETER SHTEYN, CONTRACTING OFFICER, GSA