

STANDARD FORM 2
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPM (41CFR) 101-6.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 8/16/2010

LEASE No. LCA02156

THIS LEASE, made and entered into this date between Gateway Crescent, LLC

whose address is: 100 Wilshire Blvd, Ste 700
Santa Monica, CA 90401-3602

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:
6,704 rentable square feet (r.s.f.), yielding approximately 5,855 ANSI/BOMA Office Area square feet and related space located on the 4th Floor at the Lakes, 1000 Lakes Drive, West Covina, CA 91790, together with 25 onsite surface parking spaces (the "Premises"), as depicted on the attached site plan (Exhibit A) and floor plan (Exhibit B), 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. The Government may terminate this lease in whole or in part effective at any time after the Fifth (5th) year of this lease by 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.

- 6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
 - A. The parking spaces 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 Solicitation for Offers (SFO). All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the SFO No. 5CA0711 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph 8.14 of the SFO, entitled, "Telecommunications: Local Exchange Access".

- 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:

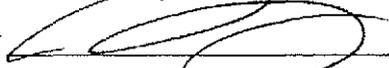
 - a) The Solicitation For Offers Number 5CA0711, pages 1-53 (all references to SFO shall also refer to any Special Requirements and Amendments);
 - b) Special Requirements (pages 1-4);
 - c) GSA Form 3517 (pages 1-2);
 - d) GSA Form 3518 (pages 1-8);
 - e) Paragraphs 9-26, attached below;
 - f) Site Plan (Exhibit "A", page 1).
 - g) Floor Plan (Exhibit "B", page 1).

- 8. The following changes were made in this lease prior to its execution:

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 26 have been added.

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

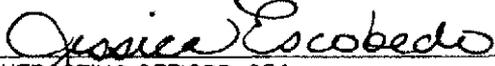
LESSOR: Gateway Crescent, LLC

BY  _____ (Signature) _____ (Signature)

IN PRESENCE OF:

 _____ (Signature) 100 Wilshire Blvd, Suite 700, Santa Monica CA 90401 _____ (Address)

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

BY  _____
 CONTRACTING OFFICER, GSA