

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 2-26-2008

LEASE No. GS-09B-02179

THIS LEASE, made and entered into this date between CORAC, LLC

whose address is:

CORAC, LLC
ATTN: REAL ESTATE ASSET MANAGEMENT TEAM – MARIN COMMONS
WILDE BUILDING, A4CRI
900 COTTAGE GROVE ROAD
HARTFORD, CT 06152

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:
10,784 rentable square feet (r.s.f.), yielding approximately 9,139 ANSI/BOMA Office Area square feet and related space located on the Second Floor (Suite 235) as shown on attached Exhibit A at the Marin Commons location whose address is 1600 Los Gamos Drive, San Rafael, CA, 94903-1806 together with ten (10) reserved off-street outside parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED
3. The Government shall pay the Lessor annual rent of \$242,963.52 (22.53/RSF) at the rate of \$20,246.96 per month in arrears for years 1-5, \$308,098.88 (28.57/RSF) at the rate of \$25,674.91 per month in arrears for years 6-10, and \$465,976.64 (43.21/RSF) at the rate of \$38,831.39 per month in arrears for years 11-15. [The rent shall consist of Shell Rental Rate (\$16.16/RSF for years 1-5, \$22.20/RSF for years 6-10, and \$36.84/RSF for years 10-15) and the Operating Costs (the base year operating cost is \$6.37/RSF)]. The actual Tenant Improvement amount to be amortized into the rent will be memorialized in a subsequent Supplemental Lease Agreement. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

CORAC, LLC
c/o Cushman & Wakefield
1600 Los Gamos, Suite 320
San Rafael, CA 94903
Attn: Joe Vega
4. The Government may terminate this lease in whole or in part effective at any time on or after the seventh (7) year of this lease by giving at least 120 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 ten (10) 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 final construction drawings; provided that the Government shall make payments for lump sum items identified on Page 1 of the attachment sheets in the amount specified therein. Rent is subject to adjustment in accordance with Paragraph 1.10, "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. 7CA2715 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devises 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) Sheet no. 1-2 containing paragraphs 9-22;
- b) The Solicitation For Offers Number 7CA2715 (pages 1-44) (all references to SFO shall also refer to any Special Requirements and Amendments);
- c) Amendment Number 1 (pages 1-3);
- d) Attachment 1: Unit Costs for Adjustment (page 1);
- e) Attachment 2: [REDACTED] Special Requirements (Pages 1-16);
- f) GSA Form 3517 (pages 1-33);
- g) GSA Form 3518 (pages 1-8);
- h) Exhibit A: Proposed and Existing Space Layout (pages 1-2);
- i) Exhibit B: Certificate of Seismic Compliance (pages 1-3).

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

Paragraphs 2 and 5 of this STANDARD FORM 2 were deleted in its 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: CORAC, LLC

BY See attached
(Signature)

(Signature)

IN PRESENCE OF:

Kyle R. Terry
(Signature)



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

BY [Signature]
CONTRACTING OFFICER, GSA