

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 7/28/2010

LEASE No. GS-09B-02195

THIS LEASE, made and entered into this date between SECURED CAPITAL INVESTMENTS GROUP, LLC

whose address is: 2727 Churn Creek Road
Redding, CA 96002-1124

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:
4,096 rentable square feet (r.s.f.), yielding approximately 3,625 ANSI/BOMA Office Area square feet and related space located on the 2nd Floor at the River Knolls Professional Building, 364 Knollcrest Drive, Redding, CA 96002-0104, together with fourteen (14) onsite structured reserved secure 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. The Government may terminate this lease in whole or in part at any time after the ten (10) year firm term by giving at least sixty (60) 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.

(end paragraph 5, paragraph 6 follows on page 2)



6. The Lessor shall furnish to the Government as part of the rental consideration, the following:

- A. The fourteen (14) onsite structured reserved secure 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 as required and to be determined. 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. 02195 and its attachments.
- C. Adequate space for telecommunications antennae in accordance with Paragraph 8.13 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 (SFO) Number GS-09B-02195 (pages 1-46);
- b) [REDACTED] Special Space Requirements dated December 7, 2009 (pages 1-44);
- c) GSA Form 3517 (pages 1-33);
- d) GSA Form 3518 (pages 1-7);
- e) SFO Amendment No. 1 dated January 18, 2010 (page 1);
- f) Sheet no. 1-3 containing Paragraphs 9-26 attached to and forming a Part of Lease No. GS-09B-02195;
- g) Site, Floor, and Parking Plan (Exhibit "A", pages 1, 2 and 3).

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: SECURED CAPITAL INVESTMENTS GROUP, LLC

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

364 Knollcrest Drive, Suite 130, Redding, CA
(Address)

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

BY

CONTRACTING OFFICER, GSA

7/28/10