

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 3/12/2010

LEASE No. GS-09B-02489

THIS LEASE, made and entered into this date between : Mullrock Tower 17 Fee, LLC

whose address is: 23521 Paseo De Valencia Suite 200
Laguna Hills, CA 92653-3101

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:
16,756 rentable square feet (r.s.f.), yielding approximately 15,245 ANSI/BOMA Office Area square feet and related space located at 18881 VonKarman Avenue Irvine, CA 92612 (floors 18, 4, and basement) together with 25 inside reserved, 42 inside unreserved, and 25 inside parking spaces, totaling 92 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 effective at any time after the third (3) year of this lease giving at least by thirty (30) 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 92 parking space 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. 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. 4CA0747 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 4CA0747 (pages 1-50) (all references to SFO shall also refer to any Special Requirements and Amendments);
- c) Special Requirements [Pages 1-18 and specification drawings (3 pages)];
- d) GSA Form 3517B (pages 1- 33)
- e) GSA Form 3518 (pages 1-7)
- f) Floor Plan (Exhibit "A," Page 1-3) and Unit Price List (Exhibit "B," Pages 1-3).

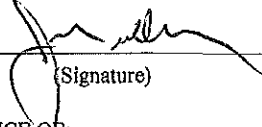
8. The following changes were made in this lease prior to its execution:

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 22 have been added.

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

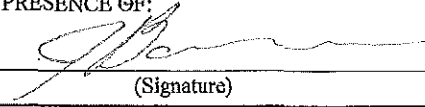
LESSOR: Mullrock Tower 17 Fee, LLC

BY


(Signature)

(Signature)

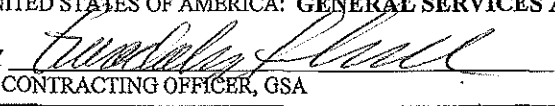
IN PRESENCE OF:


(Signature)

23521 Paseo De Valenciath 200, Laguna Hills, CA 92653
(Address)

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

BY


CONTRACTING OFFICER, GSA