

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.

4

TO LEASE NO.

GS-09B-02491

DATE

September 13, 2011

PAGE

1 of 2

ADDRESS OF PREMISES

333 Bush Street, San Francisco, CA 94104

THIS AGREEMENT, made and entered into this date by and between **BREF 333, LLC**

Whose address is: 200 Vesey Street, 10th Floor
New York, NY 10281-1021

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy, and change the Lessor's physical address and payable address.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 10, 2011, as follows:

Paragraphs 9 and 10 are deleted in their entirety and replaced with the following Paragraphs 9 and 10.

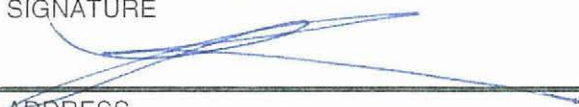
"9. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 10, 2011 through August 9, 2021."

Continued on Sheet 1

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

LESSOR

SIGNATURE



NAME OF SIGNER

Robert E. Dezzutti

ADDRESS

601 S. Figueroa #2200 Los Angeles CA 90017

IN PRESENCE OF

SIGNATURE



NAME OF SIGNER

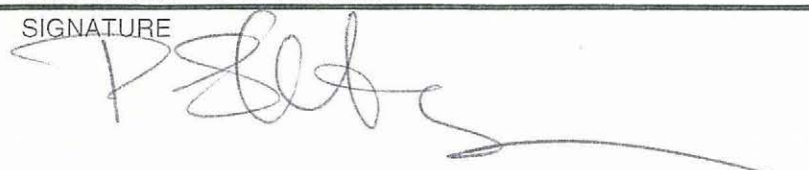
John Lareui

ADDRESS

601 S. Figueroa #2200 Los Angeles CA 90017

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER,
PETER SHTEYNOFFICIAL TITLE OF SIGNER
CONTRACTING OFFICER

SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 4 TO LEASE #GS-09B-02491

"10. The Government shall pay the Lessor annual rent as follows:

For months 1 through 9, annual rent of \$195,963.84 at the rate of \$16,330.32 per month in arrears.

For months 10 through 36, annual rent of \$1,791,058.92 at the rate of \$149,254.91 per month in arrears.

For months 37 through 60, annual rent of \$1,908,754.92 at the rate of \$159,062.91 per month in arrears.

For months 61 through 84, annual rent of \$1,903,732.80 at the rate of \$158,644.40 per month in arrears.

For months 85 through 120, annual rent of \$ 2,080,276.80 at the rate of \$173,356.40 per month in arrears.

	Months 1 - 9		Months 10 - 36	Months 37 - 60	Months 61 - 84		Months 85 - 120	
	Annual Rent	Annual Rate per RSF	Annual Rent	Annual Rent	Annual Rent	Annual Rate Per RSF	Annual Rent	Annual Rate Per RSF
Shell Rental Rate	\$195,963.84	\$3.33	\$473,137.92	\$590,833.92	\$1,220,507.52	\$20.74	\$1,397,051.52	\$23.74
T.I. Rental Rate	\$0.00	\$0.00	\$634,695.72	\$634,695.72	\$0.00	\$0.00	\$0.00	\$0.00
Op Cost	\$0.00	\$0.00	\$683,225.28	\$683,225.28	\$683,225.28	\$11.61	\$683,225.28	\$11.61
Full Svc Rate	\$195,963.84	\$3.33	\$1,791,058.92	\$1,908,754.92	\$1,903,732.80	\$32.35	\$2,080,276.80	\$35.35

Rent for a lesser period shall be prorated. Rent shall be payable to:

BREF 333, LLC
Three World Financial Center
200 Vesey Street, 10th Floor
New York, NY 10281-1021"

All other terms and conditions of the Lease shall remain in force and effect.

Initials: RED

&

PS

Lessor

Government