

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

JAN. 07, 2011

TO LEASE NO.
GS-09B-02520

ADDRESS OF PREMISES

2100 Franklin Street, Oakland, CA 94612-3005

THIS AGREEMENT, made and entered into this date by and between CIM/Oakland Center 21, LP

whose address is 6922 Hollywood Boulevard, Suite 900
Los Angeles, CA 90028-6129

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date of this Supplemental Lease Agreement 1, as follows:

The purpose of this Supplemental Lease Agreement (SLA) No. 1 is to add seven (7) parking spaces to this Lease, to define the type of parking spaces being added, and adjust the rent accordingly; therefore paragraphs one (1) and three (3) of the Standard Form 2 are deleted in its entirety and replaced with the following:

1. "The Lessor hereby leases to the Government the following described premises:

30,416 Rentable square feet (RSF), yielding approximately 26,449 ANSI/BOMA Office Area square feet (USF) and related space located on the second (2nd) and third (3rd) floors at the 2100 Franklin, 2100 Franklin Street, Oakland, CA 94612-3005 together with nine (9) inside structured and reserved parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. Included in the rent are two (2) parking spaces which will be stripped for handicapped and marked reserved for [REDACTED]. The additional seven (7) reserved parking spaces shall be reserved for [REDACTED] at the monthly rate of \$415.00 per month per space with a three percent (3%) annual increase. The total annual parking rate for the first year is \$34,860.00 at the rate of \$2,905.00 per month. The cost for a lost access card key is \$10.00 each. The Richmond Teleservice Center is a call center for [REDACTED] Employees in this facility [REDACTED]. The [REDACTED] will have no visitors other than Social Security Administration upper management in this location."

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

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LESSOR CIM/Oakland Center 21, LP

BY

(Signature)

(Title)

Treasurer

IN PRESENCE OF

(Signature)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Sheila Johnson (Signature)

Lease Contracting Officer

(Official Title)