

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

4/16/2010

LEASE No. GS-09B-02543

THIS LEASE, made and entered into this date between NF Airport Spectrum, LP

whose address is: 6222 Wilshire Boulevard
Suite 400
Los Angeles, CA 90048-5100

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:
61,730 rentable square feet (r.s.f.), yielding approximately 55,324 ANSI/BOMA Office Area square feet and related space located on the Ground Floor (Suites GF-14 and GF-19) and Third Floor (Suite 3000) at the Airport Spectrum, 5767 West Century Boulevard, Los Angeles, California 90045, together with 80 reserved structured onsite parking spaces, as depicted on the attached Site and Parking Plan (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. PARAGRAPH 4 IS INTENTIONALLY OMITTED.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) described in Paragraph 1 and parking spaces required by local code. The option for 220 unreserved structured onsite parking spaces shall be available to the tenant to contract and separately pay from the lease. The location of the 220 unreserved spaces is depicted on the Parking Plan in Exhibit A.
 - 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 approved Design Intent 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. 8CA2594 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices 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) The Solicitation For Offers Number 8CA2594 (pages 1-49) (all references to SFO shall also refer to any Special Requirements and Amendments);
 - b) Special Requirements (pages 1-31);
 - c) Amendment Number 1 (page 1), Amendment Number 2 (page 1), Amendment Number 3 (page 1);
 - d) GSA Form 3517B (pages 1-33);
 - e) GSA Form 3518 (pages 1-7);
 - f) Sheets no. 1-3 containing Paragraphs 9-24;
 - g) Site Plan, Parking Plan, and Security Upgrade Plan (Exhibit "A", pages 1-7).
8. The following changes were made in this lease prior to its execution:
- Paragraphs 2-5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 24 have been added.

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

LESSOR: NF Airport Spectrum, LP

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

(Address)

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

BY

CONTRACTING OFFICER, GSA

SHEET NUMBER 1 ATTACHED TO AND FORMING A PART OF LEASE NO. GS-09B-02543

9. **TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning on the day the space is accepted by the Government as complete and ready for occupancy through the following ten (10) years term in accordance with the Paragraph entitled "Acceptance of Space" herein.

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

Years	Shell	Operating	Tenant Improvement	Security Tenant Improvement	Annual Rent	Monthly Rent
1 - 5	\$522,853.10 (\$8.47/rsf)	\$279,019.60 (\$4.52/rsf)	\$282,723.40 (\$4.58/rsf)	\$26,543.90 (\$0.43/rsf)	\$1,111,140.00 (\$18.00/rsf)	\$92,595.00
6 - 10	\$601,250.20 (\$9.74/rsf)	\$279,019.60 (\$4.52/rsf)	\$282,723.40 (\$4.58/rsf)	\$26,543.90 (\$0.43/rsf)	\$1,189,537.10 (\$19.27/rsf)	\$99,128.09

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

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11. The Lessor shall have one hundred twenty (120) working days from full execution of the Government's Notice to Proceed Supplemental Lease Agreement to complete the build-out of the entire space. All items specified in Lease Agreement and as delineated on the Government Approved Design Intent Drawings shall be provided by the Lessor.

12. **OPERATING COST:** Pursuant to Paragraph 4.2, "Operating Costs," the base rate for purposes of operating cost escalation is established at \$4.52 per rentable square foot per annum.

13. **ADJUSTMENT FOR VACANT PREMISES:** Pursuant to Paragraph 4.3, "Adjustment for Vacant Premises," in the event of the Government vacating in whole or in part prior to lease expiration, the rental will be reduced by \$3.00 per usable square foot per annum for operating expenses. The Adjustment for Vacant Premises rate shall be escalated annually based upon Paragraph 4.2, "Operating Costs."

14. **OVERTIME USAGE:** Pursuant to Paragraph 4.5, "Overtime Usage," upon request by the GSA Field Office Manager, the Lessor shall provide heating, ventilation, and air-conditioning (HVAC) at any time beyond normal service hours (7:00 a.m. – 6:00 p.m., Monday through Friday, 7:00 a.m. – 3:00 p.m. Saturday) and except Federal Holidays ("Normal Hours")), at a rate of \$50 per hour for all Government occupied areas in the lease. The Lessor will not charge the Government if Lessor otherwise provides these services to other building tenants during the Government's overtime hours. To receive payment, the Lessor must submit a proper invoice quarterly to GSA Building Manager or designee: Attention: John Venegas at 11000 Wilshire Boulevard, Suite 7100, Los Angeles, California 90024-3602.

15. **24 HOUR ROOMS:** The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day as specified by the Lease. The charges for heating and cooling of these areas shall be metered separately. To receive payment, the Lessor must submit a proper invoice quarterly to GSA Building Manager or designee: Attention: John Venegas at 11000 Wilshire Boulevard, Suite 7100, Los Angeles, California 90024-3602.

16. **TENANT IMPROVEMENT ALLOWANCE:** The maximum Tenant Improvement Allowance has been established by Paragraph 3.2, "Tenant Improvements Included in Offer." The Tenant Improvement Allowance shall be amortized over the ten (10) year firm term of the lease agreement at an interest rate (amortization rate) of two (2) % per year.

17. **BUDGET AND PRICE PROPOSALS/CONSTRUCTION SCHEDULE:**

- If Lessor is preparing the Design Intent Drawings, then Lessor shall submit to the Government a budget proposal together with the Design Intent Drawings in accordance with SFO Paragraph 5.11 (B), "Design Intent Drawings." The budget proposal must be submitted in Construction Specification Institute (CSI) Format.
- The price proposal required to be provided by Lessor in SFO Paragraph 5.11 (E), "Tenant Improvements Price Proposal," must be based upon the results of a competitive proposal process meeting all of the requirements of SFO Paragraph 5.11, B (1) through (9), entitled, "Tenant Improvements Pricing Requirements." The Government has the right, but not the obligation, to accept cost or pricing data as described in GSA Form 3517 in lieu of a competitive price proposal.
- Failure to submit these budget and price proposals referenced above will constitute Lessor delay. In the event that either the budget proposal or price proposal exceeds the Tenant Improvement Allowance specified in the Lease, then the construction schedule shall be revised to afford the Government sufficient time to review and resolve the difference.
- The construction schedule required in Paragraph 5.11 (F), "Construction of Tenant Improvements," of the SFO shall also include adequate time for additional review by the Government of revised design intent drawings and Working Drawings/Construction

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Drawings. All references to "working days" in Paragraph 5.11, "Construction Schedule and Acceptance of Tenant Improvements" of the SFO shall not include the period from December 15 through January 1 of any calendar year.

- E. In addition to the submission requirements specified under Paragraph 5.11, "Construction Schedule and Acceptance of Tenant Improvements," Lessor shall provide to the Government the final total costs of the completed Tenant Improvements in CSI format five (5) working days prior to "Substantial Completion." The space will not be considered acceptable for inspection until the Government receives the final tenant improvement costs.

18. **ACCEPTANCE OF SPACE:**

- A. The following is added to Paragraph 5.11 G (1), "Acceptance of Space and Certificate of Occupancy": Subsequent Government inspections and notification of the results of such inspections shall be made in accordance with the foregoing procedure. Time frames for subsequent inspections will be established by the Government.
- B. Any items that have been identified at the acceptance of the space as punchlist items to be completed or corrected and which do not affect beneficial occupancy shall be completed by the Lessor within 30 calendar days of acceptance.
- C. Neither the Government's acceptance of the Premises for occupancy or acceptance of related appurtenances, nor the Government's occupancy of the Premises, shall be construed as a waiver of any requirement or right of the Government under this lease, or as otherwise prejudicing the Government with respect to any such requirement or right, or as an acceptance of any latent defect or condition.

19. **OCCUPANCY REPORTS:**

- A. Building Systems: As part of its obligations under SFO, Paragraph 8.2 "Building Systems," of the SFO, the Lessor shall furnish at no cost to the Government a required building system report prior to the Government's occupancy of the Premises.
- B. Acoustical Requirements: As part of its obligations under SFO, Paragraph 6.8 "Acoustical Requirements" of the SFO, the Lessor shall furnish at no cost to the Government a required acoustical report prior to the Government's occupancy of the Premises.

20. **UNAUTHORIZED IMPROVEMENTS:** All questions pertaining to this lease agreement shall be referred in writing to the General Services Administration Contracting Officer. This contract is between GSA and the Lessor. GSA assumes no financial responsibility for any cost incurred by the Lessor except as provided by the terms of the lease agreement or authorized in writing by the GSA Contracting Officer. **If Lessor delivers space with improvements not authorized or requested in writing by the GSA Contracting Officer, then Lessor shall not be entitled to compensation.**

21. Wherever the words "Offeror", "Lessor" or "successful offeror" appear in this Lease, they shall be deemed to mean "Lessor"; wherever the words "solicitation", "Solicitation for Offers", or "SFO" appear in this Lease, they shall be deemed to mean "this Lease"; wherever the words "space offered for lease" appear in this Lease, they shall be deemed to mean "Premises".

22. Pursuant to Paragraph 5.2, "Unit Costs for Adjustments," the following negotiated amounts may be used, during the first year of the lease to price alterations costing \$100,000 or less. These prices may be indexed or renegotiated to apply to subsequent years of the lease upon mutual agreement of the Lessor and the Government.

ITEM	UNIT COST
Cost per linear foot of office subdividing ceiling-high portioning	(b)(6)
Cost per floor-mounted duplex electrical outlet	
Cost per wall-mounted duplex electrical outlet	
Cost per floor-mounted fourplex (double duplex) electrical outlet	
Cost per wall-mounted fourplex (double duplex) electrical outlet	
Cost per dedicated clean electrical computer receptacle	
Cost per floor-mounted telephone outlet	
Cost per wall-mounted telephone outlet	
Cost per interior door	

23. **WAIVER OF RESTORATION:** The Lessor hereby waives, releases and discharges, and forever relinquishes any right to make a claim against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the leased premises during the term of the lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the leased premises, including cabling, or removal thereof, during the term of this lease (including any extensions thereof), where such alterations or removals are performed by the Lessor or by the Government with the Lessor's consent, which shall not be unreasonably

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