

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: September 30, 2010

LEASE No. GS-09B-02672

THIS LEASE, made and entered into this date between HYUNDAI RIO VISTA, INC.

whose address is: 8880 Rio San Diego, Suite 310
San Diego, California 92107

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:
43,797 rentable square feet (r.s.f.), yielding approximately 38,418 ANSI/BOMA Office Area square feet and related space located on the First, Fourth, and Fifth Floors at the 8880 Rio San Diego Dr., San Diego, California 92107, together with 100 onsite reserved structured 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. 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.
 - 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. OCA2531 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 OCA2531 (pages 1-49) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) Attachment Number 1 Special Requirements (pages 1-28); Attachment Number 2 Special Requirements (pages 1-19); Attachment Number 3 Special Requirements (pages 1-3)
- c) SFO Amendment Number 1, dated July 27, 2010 (1 page), SFO Amendment Number 2, dated August 2, 2010 (1 page); SFO Amendment Number 3, dated August 16, 2010 (2 pages); SFO Amendment Number 4, dated August 26, 2010 (1 page), SFO Amendment Number 5, dated September 1, 2010 (1 page)
- d) GSA Form 3517 (pages 1-33);
- e) GSA Form 3518 (pages 1-7);
- f) Sheet no. 1-2 containing Paragraphs 9-24;
- g) Exhibit "A", pages 1-3;

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

Paragraphs 2, 3, 4 and 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: _____ HYUNDAI RIO VISTA, INC. _____

BY _____ (Signature) _____ (Signature)

IN PRESENCE OF:

Shari Rothman, as Agent for Hyundai Rio Vista, Inc. 8880 Rio San Diego Drive, Suite 310, San Diego, CA 92108
(Signature) (Address)

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

BY Francis Manning
CONTRACTING OFFICER, GSA