

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: December 17, 2010

LEASE No. GS-09B-02684

THIS LEASE, made and entered into this date between SCPWE I, LLC

whose address is: 2945 Honolulu Avenue
La Crescenta, CA 91214-3912

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:
9,977 rentable square feet (r.s.f.), yielding approximately 9,484 ANSI/BOMA Office Area square feet and related space located at 15835 Monte Street, Units 101D & 102D, in Sylmar, CA 91342, as depicted on the attached floor 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. The Government shall pay the Lessor annual rent of \$236,790.99 at the rate of \$19,732.58 per month in arrears. Rent for a lesser period shall be prorated. The breakdown of the annual rent is as follows:

Shell:	\$ 184,574.50
Operating:	\$ 41,604.09
Tenant Improvement Allowance:	\$ 10,612.40

Rent checks shall be payable to:

SCPWE I, LLC
2945 Honolulu Avenue
La Crescenta, CA 91214

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 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. 9CA2586 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 9CA2586 (pages 1-45) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) [REDACTED] Space Requirements (pages 1-50);
- c) Amendment No. 1 (page 1), Amendment No. 2 (Page 1), Amendment No. 3 (Page 1), and Amendment No. 4 (pages 1 - 3);
- d) GSA Form 3517 (pages 1-33);
- e) GSA Form 3518 (pages 1-8);
- f) Sheet no. 1-3 containing Paragraphs 9-23;
- g) Site Plan (Exhibit "A", page 1);

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

Paragraphs 2, 4, and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 23 have been added.

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

LESSOR: SCPWE I, LLC
BY: MONSELLE, INC, MANAGING MEMBER

BY 
(Signature)
PRESIDENT

(Signature)

IN PRESENCE OF


(Signature)

(Address)

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

BY 
CONTRACTING OFFICER, GSA