STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41CFR) 1D16.601	**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**
DATE OF LEASE: JAN 21 2011	LEASE No. **GS-09B-02747**

THIS LEASE, made and entered into this date between **ECTC 1, Limited Partnership, a California limited partnership**

whose address is: **10805 Lower Azusa Road, Suite 200**
El Monte, CA 91731-1307

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:
12,543 rentable square feet (r.s.f.), yielding approximately 11,943 ANSI/BOMA Office Area square feet and related space located on the First Floor of the building commonly known as 3007 North Imperial Avenue, El Centro, CA 92243-6311, together with four (4) onsite reserved, unsecured 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. The Government may terminate this Lease in whole or in part effective any time after the tenth (10th) year of this Lease by giving at least ninety (90) days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

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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 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. 0CA2151 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, subject to CC&R's.

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 0CA2151 (pages 1-51) (all references to SFO shall also refer to any Special Requirements and Amendments);

   b) Special Requirements: "[redacted] Special Space Requirements, El Centro (985) – 10/30/09", 36 pages;

   c) GSA Form 3517B (pages 1-33);

   d) GSA Form 3518 (pages 1-7);

   e) Sheet no. 1-4 containing Paragraphs 9-27;

   f) Site and Building Plans (Exhibit "A", pages 1-2).

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

   Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 27 have been added.

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

LESSOR: ECTC 1 , Limited Partnership, a California limited partnership

BY _____ _____
(Signature) (Signature)

IN PRESENCE OF:

_____ [redacted]
(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-02747

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 fifteen (15) year term in accordance with the Paragraph entitled "Acceptance of Space" herein, subject to termination rights as may be hereinafter set forth.

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

Months	Shell Rate (r.s.f. per year)	Annual Base Year Service Cost (r.s.f. per year)	Annual Amortized T.I.'s (r.s.f. per year)	Annual Total Rent (r.s.f. per year)	Total Monthly Rent	Total Annual Rent
1 – 18	$ 0.00	$8.01	$0.00	$ 8.01	$ 8,372.45	$ 100,469.43
19 – 120	$18.50	$8.01	$5.712188	$32.22	$33,680.24	$ 404,162.90
121 – 180	$25.93	$8.01	$0.00	$33.94	$35,475.78	$ 425,709.42

The Shell and Amortized TI Rent is abated for the first eighteen (18) months of the Lease as depicted above. The Government shall pay rent monthly, in arrears. Rent for a lesser period will be prorated. Rent checks shall be payable to:

ECTC1, Limited Partnership, a California limited partnership
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11. The Lessor shall have one hundred twenty (120) calendar days from the receipt of the Government's Tenant Improvement Notice to Proceed 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. **TAX ADJUSTMENT**: Pursuant to Paragraph 4.2 of SFO Number 0CA2151, "Tax Adjustment," for purposes of tax escalation, the Government occupies 12,543/14,572 rentable square feet (**86.08** %).

13. **OPERATING COST**: Pursuant to Paragraph 4.3 of SFO Number 0CA2151, "Operating Costs" , the base rate for purposes of operating cost escalation is established at $8.01 per rentable square foot per annum.

14. **ADJUSTMENT FOR VACANT PREMISES**: Pursuant to 4.4 of SFO Number 0CA2151, "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 $1.55 per ABOA square foot per annum for operating expenses. The Adjustment for Vacant Premises rate shall be escalated annually based upon Paragraph 4.3, "Operating Costs."

15. **OVERTIME USAGE**: Pursuant to Paragraph 4.6 of SFO Number 0CA2151, "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. – 5:00 p.m., Monday through Friday and except Federal Holidays ("Normal Hours")), at a rate of $0.00 per hour. The Lessor will not charge the Government if Lessor otherwise provides these services to other building tenants during the Government's overtime hours. The Lessor must submit a proper invoice quarterly to GSA Building Manager or designee located at 880 Front Street, Room 4236, San Diego, CA 92101-8897, to receive payment.

16. **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 provided at the rate of $0.00 per annum / $0.00 per month for after "Normal Hours" consumption.

17. **TENANT IMPROVEMENT ALLOWANCE**: The maximum Tenant Improvement Allowance, $562,922.32, has been established by Paragraph 3.2 of SFO Number 0CA2151, "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 5.0 % per year.

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

    A. 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 5.10(B), "Design Intent Drawings." The budget proposal must be submitted in Construction Specification Institute (CSI) Format.

    B. The price proposal required to be provided by Lessor in SFO Paragraph 5.10 (E), "Tenant Improvements Price Proposal," must be based upon the results of a competitive proposal process meeting all of the requirements of SFO Paragraph 5.1, B (1) through (10), 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.

    C. 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

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schedule shall be revised to afford the Government sufficient time to review and resolve the difference. Price resolution shall be resolved within thirty (30) calendar days.

D. The construction schedule required in Paragraph 5.10 (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 Drawings. All references to "working days" in Paragraph 5.10, "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 5.10, "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 twenty (20) working days prior to "Substantial Completion". The space will not be considered acceptable for inspection until the Government receives the final tenant improvement costs.

19. **ACCEPTANCE OF SPACE:**

A. The following is added to Paragraph 5.10 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.

20. **OCCUPANCY REPORTS:**

A. Building Systems: As part of its obligations under SFO Number 0CA2151, 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 Number 0CA2151, 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.

21. **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.**

22. 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".

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 withheld. The Government may, at its sole option, abandon property in the leased space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

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24. Pursuant to Paragraph 5.1 of SFO Number 0CA2151, "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
Ceiling High Partitioning	[redacted]
Floor Duplex Electrical	[redacted]
Wall Duplex Electrical	[redacted]
Floor Fourplex Electrical	[redacted]
Wall Fourplex Electrical	[redacted]
Dedicated Electrical Outlet	[redacted]
Floor Telephone Outlet	[redacted]
Wall Telephone Outlet	[redacted]
Interior Door	[redacted]

The pricing listed above includes materials, labor and installation.

25. COMMISSION AND COMMISSION CREDIT:
The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent. Since the first eighteen (18) months of shell rent are fully abated, this credit begins with the nineteenth (19th) month as follows:

Nineteenth Month's Rental Payment $33,680.24 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Nineteenth Month's Rent

Twentieth Month's Rental Payment $33,680.24 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Twentieth Month's Rent

Twenty-first Month's Rental Payment $33,680.24 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Twenty-first Month's Rent

Twenty-second Month's Rental Payment $33,680.24 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Twenty-second Month's Rent

26. TENANT IMPROVEMENT FEE SCHEDULE:

The following fee schedule shall be applied to the Tenant Improvement costs paid by the Government.

1. General Conditions shall be [redacted] of the total subcontractor's costs associated with the Tenant Improvements;
2. General Contractor's fee shall be [redacted] of the total subcontractor's costs associated with the Tenant Improvements;
3. Lessor's Project Management fee shall be 0% of the total subcontractor's costs associated with the Tenant Improvements;
4. Architectural/Engineering Fees shall not exceed [redacted] per ABOA square foot, or [redacted]

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27. **REQUIREMENTS FOR ALL BUILDINGS EXCEPTED FROM AN ENERGY STAR LABEL**

1. If an Energy Star label building is not offered, a written statement addressing which energy efficiency and conservation improvements can be made to the building must be submitted within 60 days of lease award. If no improvements can be made, the offeror must demonstrate to the Government using the Energy Star Online Tools in the SFO paragraph, entitled "ENERGY EFFICIENCY AND CONSERVATION," why no energy efficiency and conservation improvements are cost effective. This explanation will be subject to review by the contracting officer.

2. Such improvements may consist of, but are not limited to, the following:

   a. Heating, Ventilating, and Air Conditioning (HVAC).
   b. Lighting Improvements.
   c. Building Envelope Modifications.

   Additional information can be found on WWW.GSA.GOV/LEASING under "Green Leasing."

3. The term "cost effective" means an improvement that will result in substantial operational cost savings to the landlord by reducing electricity or fossil fuel consumption, water, or other utility costs. The term "operational cost savings" means a reduction in operational costs to the landlord through the application of building improvements that achieve cost savings over the firm term of the lease sufficient to pay the incremental additional costs of making the building improvements.

4. If the Lessor obtains the Energy Star label prior to occupancy, the Lessor is not required to renovate such space for the energy efficiency and conservation improvements that may have been agreed to in the lease.

5. The improvements required in section 1 above must be completed prior to occupancy.

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