

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE
AMENDMENT No. 1

DATE

5/31/2012

ADDRESS OF PREMISES:

3401 Centrelake Drive, Ontario, CA 91761

LEASE NO. GS-09B-02766

THIS AGREEMENT, made and entered into this date by and between: WCOT Centrelake LLC

Whose address is: 1800 East Imperial Highway, Suite 205
Brea, CA 92821-6074

hereinafter 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 considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, to establish beneficial occupancy and revise the tenant improvement allowance, as follows:

The "To Have and To Hold" paragraph on pg. 1 of the Lease and paragraph 1.03(A). "Rent and Other Consideration" are hereby deleted and replaced with the following:

"TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on May 10, 2012 through May 9, 2022, subject to termination by the Government after May 9, 2017, to be used for such purposes as determined by the Government."

"1.03 RENT AND OTHER CONSIDERATION

(A). The Government shall pay the Lessor annual rent as follows:

	5/10/2012- 12/9/2012	12/10/2012- 5/9/2017	5/10/2017- 5/9/2022
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL COSTS	\$0	\$108,522.15	\$205,745.76
TENANT IMPROVEMENT COSTS*	\$0	\$81,867.13	\$0
COST FOR 24-HOUR HVAC IN DESIGNATED AREAS	\$25/HOUR	\$25/HOUR	\$25/HOUR
OPERATING COSTS*	\$0	\$90,121.05	\$90,121.05
FULL SERVICE ANNUAL RENT	\$0	\$280,510.33	\$295,866.81

*The Tenant Improvements Allowance of \$344,537.76 is amortized at a rate of Seven (7) percent per annum for sixty (60) months. Lessor has agreed to a rent concession of seven (7) months free rent. TI payment will commence on 12/10/2012 and continue through 5/9/2017.

Annual Rent as stated above shall be payable monthly in arrears.

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

WCOT Centrelake LLC
1800 East Imperial Highway, Suite 205
Brea, CA 92821-6074"

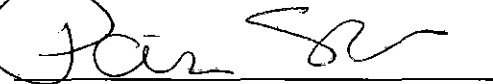
Initials: B & RAS
Lessor Government

**SHEET NO. 1 ATTACHED TO SUPPLEMENTAL LEASE AGREEMENT NO. 1 AND MADE APART OF
LEASE NO. GS-09B-02766**

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.

LESSOR: WCOT Centrelake LLC



(Signature)

IN THE PRESENCE OF (witnessed by:)

BY 

(Signature)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY 

Lease Contracting Officer, GSA

GSA DC 68-1176

GSA FORM 276 Jul 67

