

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE: **JUN 03 2011**

LEASE No. GS-09B-02774

THIS LEASE, made and entered into this date between 401 West A Street SD PT, LLC.

whose address is: 2029 Century Park E., Suite 2000  
Los Angeles, CA. 90067

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:

WHEREAS the Government has occupied the space identified herein, under preceding US Government Lease GS-09B-01412, and the parties hereto desire to continue the Government's occupancy for a succeeding period, incorporating herein the terms and conditions of said lease;

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:

A total of 34,923 rentable square feet (RSF), yielding 28,098 ANSI/BOMA Office Area square feet of office and related space, as further described below, inclusive of 484 RSF, yielding 395 ABOA square feet of free space. The Government will not be charged rent, including real estate taxes and operating cost escalations for that space which is designated as free space. The total square footage, inclusive of the free space, is located on the 8<sup>th</sup> and 9<sup>th</sup> Floors (Suites 800, 850, & 950) at the Columbia Center Building, 401 West A Street, San Diego, California 92101, together with fifteen (15) onsite structured parking spaces, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

████████████████████ will occupy approximately 18,398 rentable square feet of office and related space, yielding 14,743 ANSI/BOMA Office Area square feet, inclusive of 473 rentable square feet/385 ANSI/BOMA Office Area square feet of free space. The Government will not be charged rent, including real estate taxes and operating cost escalations for that space which is designated as free space.

████████████████████ will occupy approximately 1,495 rentable square feet of office and related space, yielding 1,220 ANSI/BOMA Office Area square feet, inclusive of 11 rentable square feet/10 ANSI/BOMA Office Area square feet of free space. The Government will not be charged rent, including real estate taxes and operating cost escalations for that space which is designated as free space.

████████████████████ will occupy approximately 15,030 rentable square feet of office and related space, yielding 12,135 ANSI/BOMA Office Area square feet.

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on March 1, 2011 through February 28, 2014, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$1,052,111.45 at the rate of \$ 87,675.95 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

401 West A Street SD PT, LLC  
2029 Century Park E., Suite 2000  
Los Angeles, CA 90067

4. The Government may terminate this lease, in whole or in part, as follows:

████████████████████ may terminate this lease, in whole or in part, effective any time after the first year of this lease by giving at least 90 days' prior notice in writing to the Lessor.

████████████████████ may terminate this lease, in whole or in part, effective any time after the first year of this lease by giving at least 90 days' prior notice in writing to the Lessor.



