

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 2</b>  <b>TO LEASE NO. GS-09B-02873</b>
<b>ADDRESS OF PREMISES:</b> 360 22 <sup>nd</sup> Street Oakland, CA 94612-3019	<b>PDN Number:</b>

**THIS AMENDMENT** is made and entered into between

**Oakland 22<sup>nd</sup> Street Partners, LLC**

whose address is: 7501 Wisconsin Ave, 1300 West  
Bethesda, MD 20814-6400

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to establish beneficial occupancy and memorialize final Tenant Improvement costs of \$713,323.80 amortized over the 10 year firm term of the lease agreement at an interest rate (amortization rate) of 8.0% per year.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective January 14, 2013 as follows:

A. To Have and To Hold the said Premises with their appurtenances for the term beginning January 14, 2013 and continuing through January 13, 2028.

This Lease Amendment contains 2 pages.

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 below date.

**FOR THE LESSOR:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Entity Name: \_\_\_\_\_

Date: \_\_\_\_\_

*[Handwritten Signature]*  
 David T. Dinkley  
 Managing Director  
 Oakland 22<sup>nd</sup> Street Partners  
 2/13/13

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

GSA, Public Buildings Service,

Date: \_\_\_\_\_

*[Handwritten Signature]*  
 PETER SHTEYN  
 Lease Contracting Officer  
 February 13, 2013

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

B. Paragraph 1.03 A: The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1 - 10		Years 11 - 15	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$384,793.20	\$22.55	\$480,180.96	\$28.14
Tenant Improvements Rental Rate	\$103,855.04	\$6.09	\$0.00	\$0.00
Operating Costs	\$130,539.60	\$7.65	\$130,539.60	\$7.65
Building Specific Security Costs	\$0.00	\$0.00	\$0.00	\$0.00
Full Service Rate	\$619,187.84	\$36.29	\$610,720.56	\$35.79

INITIALS: \_\_\_\_\_  
LESSOR

&

PS  
GOVT