

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. **GS-09B-02880**

ADDRESS OF PREMISES

3200 East Guasti Road, Suite 250
Ontario, CA 91761

THIS AGREEMENT, made and entered into this date by and between **Walton Greenlaw Ontario Office B, LLC**
whose address is

4440 Von Karman Avenue, Suite 350
Newport Beach, CA 92660-2082

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 issue a Notice to Proceed for Change Order No. 1.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Accordingly, paragraphs 7.02.D and 7.02.E are hereby added to the lease.

7.02 NOTICE TO PROCEED

D. Notice to Proceed is hereby issued for Change Order No. 1, as identified herein, at a total cost not to exceed \$51,340.00, inclusive of all management and architectural fees. The Lessor hereby waives restoration as a result of all improvements. See Exhibit L.

Continued on Sheet 1

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [Signature]
Name: Greg T. Kelly
Title: Authorized Representative
Entity Name: Walton Greenlaw Ontario Office B, LLC
Date: 10-29-12

FOR THE GOVERNMENT:

Signature: [Signature]
Name: Veronica Gonzalez
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 12-4-2012

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Elaine Borowski
Title: Associate
Date: 10/29/12

**SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF LEASE AMENDMENT (LA) NO. 4 TO
LEASE #GS-09B-02880**

E. Upon completion, inspection, and acceptance of space for Change Order No. 1, the Government shall reimburse the Lessor in a lump sum payment amount of \$51,340.00 following receipt of the Government approved invoice.

The invoice can be submitted electronically through GSA's Finance Website, <http://www.finance.gsa.gov>, or by mail to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice must be provided to the Contracting Officer by email Veronica.Gonzalez@gsa.gov or by mail to the following address:

General Services Administration
Attn: Veronica Gonzalez
300 North Los Angeles Street, Suite 4100
Los Angeles, California 90012-3308

A proper invoice must include the following:

1. Invoice date
2. Name of the Lessor as shown on the Lease on company letterhead
3. Lease contract number, building address, and a description, price, and quantity of the items delivered
4. GSA PS Document Number

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

Title to items for which the Government makes a "LUMP SUM" payment shall vest in the Government. These items can be removed in a commercially reasonable fashion by the Government at any time. The Lessor waives any restoration in connection with these items. Unless the Government has removed the items from the Premises, the Lessor shall remain responsible for maintenance and repair of all items provided by the Lessor under this lease. If, after the lease term or any extensions, or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor. This paragraph shall also apply throughout the term of the lease to any work requested by the Government after occupancy

All other terms and conditions of the Lease shall remain in force and effect.

Initials: BOR & V-G
Lessor Government