

LEASE AMENDMENT

LEASE AMENDMENT NO. 6	TO LEASE NO. GS-09B-02935	DATE July 31, 2013	PAGE 1 of 2
ADDRESS OF PREMISES Cortez Office Center, 321 Cortez Circle, Camarillo, CA 93012			

THIS AMENDMENT, made and entered into this date by and between **CAMARILLO PROPERTY DEVELOPMENT, LLC** whose address is

Attn: Lawrence P. Coassin
280 Trumbull Street
Hartford, Connecticut 06103-3509

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

WHEREAS, the Government accepted the premises on November 27, 2012, but has not occupied the premises due to unfinished change orders;

WHEREAS, the Government will reduce rent in accordance with Paragraph 14 of the SF-2 and Paragraph 4.4 of the SFO, *Adjustment for Vacant Premises*, by \$4.00 per RSF per annum for operating expenses until the space is occupied;

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 to decrease rent. The Lease is amended effective upon signature by the Government, as follows:

Paragraph 3 is deleted and replaced in its entirety with the following:

"3. Rent and Other Consideration.

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

Period	Shell Rate (RSF per Year)	Annual Base Year Cost of Services (RSF per Year)	Annual Amortized TIs (RSF per Year)	Annual Total Rent (RSF per Year)	Total Annual Rent	Total Monthly Rent
11/27/2012 thru 6/30/2013	\$15.992752	\$7.42	\$10.537236	\$33.949988	\$575,656.00	\$47,971.33
7/1/2013 thru 11/26/2017	\$15.992752	\$3.42	\$10.537236	\$29.949988	\$507,832.00	\$42,319.33
11/27/2017 thru 11/26/2022	\$15.992752	\$3.42	\$ 0.00	\$19.412752	\$329,162.62	\$27,430.22

The vacancy adjustment will commence on July 1, 2013. Withhold of the vacancy adjustment for the period November 27, 2012 through June 30, 2013 is described in Par. 33, below.

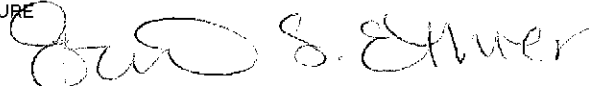
Upon completion, inspection and acceptance of remaining change orders per Lease Amendment #5, the rent table will be revised to remove the vacancy adjustment monthly rent reduction.

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

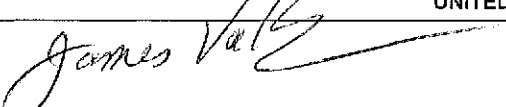
LESSOR: CAMARILLO PROPERTY DEVELOPMENT, LLC

SIGNATURE 	NAME OF SIGNER Lawrence D. Buhl III
ADDRESS [REDACTED]	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Erin S. Ethier
ADDRESS [REDACTED]	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER JAMES VALK
OFFICIAL TITLE OF SIGNER LEASE CONTRACTING OFFICER	

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

CAMARILLO PROPERTY DEVELOPMENT, LLC
280 Trumbull Street
Hartford, Connecticut 06103-3509."

The Lessor hereby waives restoration as a result of all improvements."

Paragraph 33 is hereby added:

"33. Rent Withhold for Adjustment for Vacant Premises

Due to unfinished change orders, the Tenant agency has not occupied the premises, in whole or in part, since the space was accepted as substantially complete on November 27, 2012. In accordance with Paragraph 14 of the SF-2 and Paragraph 4.4 of the SFO, *Adjustment for Vacant Premises*, if the Government fails to occupy any portion of the leased premises in whole or in part prior to expiration of the term of the lease, the rental rate will be reduced by \$4.00 per rentable square foot (RSF) per annum for operating expenses.

The Premises contain 16,956 RSF. The annual vacancy adjustment is $16,956 \text{ RSF} \times \$4.00/\text{RSF} = \$67,824.00$, and the monthly adjustment is \$5,652.00. The prorated vacancy adjustment for the four day period from 11/27/12 through 11/30/12 is \$753.60. Total vacancy adjustment amount for 11/27/12 through 6/30/2013 is **\$40,317.60** to be credited to the annual rental payments due and owing to fully recapture this Adjustment for Vacant Premises. The reduction in rent shall commence with the eighth month of the rental payments and continue until the adjustment has been fully recaptured in equal monthly installments over the shortest time practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the monthly payments due and owing under this Lease shall be reduced to recapture fully this Adjustment for Vacant Premises. The reduction in rent shall commence on July 1, 2013, and continue as indicated in this schedule for adjusted Monthly Rent:

July 1, 2013 through July 31, 2013, Rental Payment **\$42,319.33** minus prorated Adjustment for Vacant Premises of **\$20,158.80** equals **\$22,160.53** adjusted 8th Month's Rent.

August 1, 2013 through August 31, 2013, Rental Payment **\$42,319.33** minus prorated Adjustment for Vacant Premises of **\$20,158.80** equals **\$22,160.53** adjusted 9th Month's Rent.

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

INITIALS:  LESSOR
GOVT