LEASE NO. GS-09B-02987

Succeeding/Superseding Lease
GSA FORM L202 (6/12)

This Lease is made and entered into between

DB Real Estate Pacific Plaza Partners, L.P.

(Lessor), whose principal place of business is2001 Junipero Serra Boulevard, Suite 140, Daly City, CA, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

2001 Junipero Serra Boulevard, Daly City, CA

and more fully described in Section 1 and Exhibit **A**, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning February 1, 2013 and continuing for a period of

5 Years, 3 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

Name: Jill A. Russo
Vice President

Title:

Date:

FOR THE GOVERNMENT:

Megan Stefani

Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 9/6/12

WITNESSED FOR THE LESSOR BY:

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS 4
1.01 THE PREMISES (SUCCEEDING) (JUN 2012) 4
1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012) 4
1.03 RENT AND OTHER CONSIDERATION (JUN 2012) 4
1.04 INTENTIONALLY DELETED 4
1.05 TERMINATION RIGHTS (AUG 2011) 4
1.06 INTENTIONALLY DELETED 5
1.07 DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012) 5
1.08 INTENTIONALLY DELETED 5
1.09 INTENTIONALLY DELETED 5
1.10 INTENTIONALLY DELETED 5
1.11 INTENTIONALLY DELETED 5
1.12 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012) 5
1.13 HOURLY OVERTIME HVAC RATES (AUG 2011) 5
1.14 24-HOUR HVAC REQUIREMENT (APR 2011) 5
1.15 INTENTIONALLY DELETED 5

SECTION 2 GENERAL TERMS, CONDITIONS AND STANDARDS 5
2.01 DEFINITIONS AND GENERAL TERMS (JUN 2012) 5
2.02 AUTHORIZED REPRESENTATIVES (JUN 2012) 6
2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (JUN 2012) 6
2.04 WAIVER OF RESTORATION (APR 2011) 6
2.05 INTENTIONALLY DELETED 7
2.06 CHANGE OF OWNERSHIP (JUN 2012) 7
2.07 INTENTIONALLY DELETED 7
2.08 INTENTIONALLY DELETED 7
2.09 INTENTIONALLY DELETED 7
2.10 FIRE AND CASUALTY DAMAGE (SIMPLIFIED LEASE) (APR 2011) 7
2.11 DEFAULT BY LESSOR (SIMPLIFIED) (APR 2011) 7
2.12 INTEGRATED AGREEMENT (SIMPLIFIED) (APR 2011) 8
2.13 MUTUALITY OF OBLIGATION (SIMPLIFIED) (APR 2011) 8
2.14 CHANGES (SIMPLIFIED) (SEPT 2011) 8
2.15 COMPLIANCE WITH APPLICABLE LAW (SIMPLIFIED) (APR 2011) 8
2.16 CLAUSES INCORPORATED BY REFERENCE (SIMPLIFIED) (APR 2011) 9

SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS 9
3.01 WORK PERFORMANCE (JUN 2012) 9
3.02 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (JUN 2012) 9
3.03 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (DEC 2007) 9
3.04 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012) 10
3.05 CONSTRUCTION WASTE MANAGEMENT (SUCCEEDING) (JUN 2012) 10
3.06 BUILDING SHELL REQUIREMENTS (JUN 2012) 10
3.07 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (SUCCEEDING) (APR 2011) 11
3.08 QUALITY AND APPEARANCE OF BUILDING (SUCCEEDING) (SEPT 2011) 11
3.09 VESTIBULES (SUCCEEDING) (APR 2011) 11
3.10 MEANS OF EGRESS (JUN 2012) 11
3.11 AUTOMATIC FIRE SPRINKLER SYSTEM (JUN 2012) 11
3.12 FIRE ALARM SYSTEM (JUN 2012) 11
3.13 ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011) 12
3.14 ELEVATORS (JUN 2012) 12
3.15 INTENTIONALLY DELETED 12
3.16 DEMOLITION (JUN 2012) 12
3.17 ACCESSIBILITY (FEB 2007) 12
3.18 CEILINGS (JUN 2012) 12
3.19 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (JUN 2012) 13
3.20 DOORS: IDENTIFICATION (APR 2011) 13
3.21 WINDOWS (SUCCEEDING) (SEPT 2011) 13
3.22 PARTITIONS: GENERAL (APR 2011) 13
3.23 PARTITIONS: PERMANENT (JUN 2012) 13
3.24 INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011) 13
3.25 WALL FINISHES – SHELL (SUCCEEDING) (JUN 2012) 14
3.26 PAINTING - SHELL (JUN 2012) 14
3.27 FLOORS AND FLOOR LOAD (AUG 2011) 14
3.28 FLOOR COVERING AND PERIMETERS – SHELL (SUCCEEEDING) (JUN 2012) 14
3.29 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011) 14
3.30 BUILDING SYSTEMS (APR 2011) 14
3.31 ELECTRICAL (JUN 2012) 14
3.32 INTENTIONALLY DELETED 14
3.33 DRINKING FOUNTAINS (APR 2011) 15

3.34 RESTROOMS (JUN 2012) 15
3.35 PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011) 15
3.36 JANITOR CLOSETS (SUCCEEDING) (JUN 2012) 15
3.37 HEATING VENTILATION AND AIR CONDITIONING – SHELL (JUN 2012) 15
3.38 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SUCCEEDING) (SEPT 2011) 16
3.39 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012) 16
3.40 LIGHTING: INTERIOR AND PARKING - SHELL (JUN 2012) 16
3.41 ACOUSTICAL REQUIREMENTS (JUN 2012) 17
3.42 INDOOR AIR QUALITY DURING CONSTRUCTION (JUN 2012) 17
3.43 INTENTIONALLY DELETED 18

SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES 18
4.01 INTENTIONALLY DELETED 18
4.02 ACCEPTANCE OF SPACE (SUCCEEDING) (JUN 2012) 18
4.03 AS-BUILT DRAWINGS (JUN 2012) 18

SECTION 5 TENANT IMPROVEMENT COMPONENTS 18
5.01 TENANT IMPROVEMENT REQUIREMENTS (JUN 2012) 18
5.02 INTENTIONALLY DELETED 18
5.03 DOORS: INTERIOR (SUCCEEDING) (JUN 2012) 18
5.04 DOORS: HARDWARE (SUCCEEDING) (JUN 2012) 18
5.05 PARTITIONS: SUBDIVIDING (SUCCEEDING) (JUN 2012) 18
5.06 WALL FINISHES (JUN 2012) 19
5.07 PAINTING –TI (JUN 2012) 19
5.08 FLOOR COVERINGS AND PERIMETERS (JUN 2012) 19
5.09 HEATING AND AIR CONDITIONING (SUCCEEDING) (SEPT 2011) 20
5.10 ELECTRICAL: DISTRIBUTION (SUCCEEDING) (JUN 2012) 20
5.11 LIGHTING: INTERIOR AND PARKING – TI (SUCCEEDING) (JUN 2012) 20

SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM 20
6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012) 20
6.02 UTILITIES (APR 2011) 21
6.03 UTILITY CONSUMPTION REPORTING (JUN 2012) 21
6.04 HEATING AND AIR CONDITIONING (AUG 2011) 21
6.05 OVERTIME HVAC USAGE (JUN 2012) 21
6.06 JANITORIAL SERVICES (JUN 2012) 21
6.07 SELECTION OF CLEANING PRODUCTS (APR 2011) 22
6.08 SELECTION OF PAPER PRODUCTS (JUN 2012) 22
6.09 INTENTIONALLY DELETED 22
6.10 MAINTENANCE AND TESTING OF SYSTEMS (JUN 2012) 22
6.11 MAINTENANCE OF PROVIDED FINISHES (JUN 2012) 22
6.12 ASBESTOS ABATEMENT (APR 2011) 23
6.13 ONSITE LESSOR MANAGEMENT (APR 2011) 23
6.14 SCHEDULE OF PERIODIC SERVICES (JUN 2012) 23
6.15 LANDSCAPING (SUCCEEDING) (JUN 2012) 23
6.16 INTENTIONALLY DELETED 23
6.17 RECYCLING (JUN 2012) 23
6.18 INTENTIONALLY DELETED 23
6.19 INTENTIONALLY DELETED 23
6.20 INDOOR AIR QUALITY (JUN 2012) 23
6.21 RADON IN AIR (SUCCEEDING) (JUN 2012) 24
6.22 RADON IN WATER (JUN 2012) 25
6.23 HAZARDOUS MATERIALS (OCT 1996) 25
6.24 MOLD (AUG 2008) 25
6.25 OCCUPANT EMERGENCY PLANS (APR 2011) 26
6.26 INTENTIONALLY DELETED 26

SECTION 7 ADDITIONAL TERMS AND CONDITIONS 26
7.01 SUBLETTING AND ASSIGNMENT CLAUSES 26
7.02 LIMITATION OF LIABILITY 26
7.03 SECURITY STANDARDS (JUN 2012) 26

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (JUN 2012)

Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

The Premises are described as follows:

A. Office and Related Space: **2,111** rentable square feet (RSF), yielding **1,783** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **5th** floor(s) and known as Suite(s) **520**, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit **A**.

B. Common Area Factor: The Common Area Factor (CAF) is established as **18.396** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41 CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Any use other than general office use shall be subject to prior written consent of Lessor, which shall not be unreasonably withheld. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: **7** parking spaces structured and reserved for the exclusive use of the Government. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.
B. Intentionally Deleted

1.03 RENT AND OTHER CONSIDERATION (JUN 2012)

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT[1]	$53,534.96	$56,215.93
TENANT IMPROVEMENTS RENT[2]	$ 0	$ 0
OPERATING COSTS[3]	$ 22,207.72	$ 23,326.55
TOTAL ANNUAL RENT	**$75,742.68**	**$79,542.48**

[1]Shell rent (Firm Term) calculation: **$25.36** per RSF multiplied by **2,111** RSF
[3]Operating Costs rent (Firm Term) calculation: **$10.52** per RSF multiplied by **2,111** RSF

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

C. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

D. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property, described in the paragraph entitled the Premises

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the thirty sixth month of the term, by providing not less than **120** days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)		A
SECURITY REQUIREMENTS		B
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS		C

1.08 INTENTIONALLY DELETED

1.09 INTENTIONALLY DELETED

1.10 INTENTIONALLY DELETED

1.11 INTENTIONALLY DELETED

1.12 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)

In accordance with the paragraph entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **$0** per ABOA SF of Space vacated by the Government.

1.13 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- $45.00 per hour for the entire Space.

1.14 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of **$0.00** per ABOA SF. of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.15 INTENTIONALLY DELETED

SECTION 2 GENERAL TERMS, CONDITIONS AND STANDARDS

2.01 DEFINITIONS AND GENERAL TERMS (JUN 2012)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises and express appurtenant rights.

B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.

C. Building. The building(s) situated on the Property in which the Premises are located shall be referred to as "the Building(s)."

D. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the Commission Credit.

E. Common Area Factor (CAF). The Common Area Factor (CAF) is a conversion factor determined by the Building owner and applied by the owner to the ABOA SF to determine the RSF for the leased Space. The CAF is expressed as a percentage of the difference between the amount of rentable SF and ABOA SF, divided by the ABOA SF. For example 11,500 RSF and 10,000 ABOA SF will have a CAF of 15% [(11,500 RSF-