

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: *March 8, 2010*

LEASE No. GS-09B-02397

THIS LEASE, made and entered into this date between HNJ Farms, A California Corporation

whose address is: ~~P.O. Box 4039~~
~~Davis, CA 95617-4039~~

4223 Robinia PL PS
Davis, CA 95618-5038

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:

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:
4,195 rentable square feet (r.s.f.), yielding approximately 3,800 ANSI/BOMA Office Area square feet and related space located on the 2nd Floor (Suite 202) at the Sunrise Corporate Center, 2880 Sunrise Boulevard, Rancho Cordova, California, 95742-6102, together with 11 reserved, onsite, outside, surface, parking spaces, as depicted on the attached floor plans, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on March 15, 2010 through March 14, 2020, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$74,251.50 (\$11.81/rsf for shell rent; \$5.89/rsf for operating rent) at the rate of \$6,187.63 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

HNJ Farms, A California Corporation
P.O. Box 4039
Davis, CA 95617-4039
4. The Government may terminate this lease in whole or in part effective any time after March 15, 2016 of this lease by giving at least 60 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

STANDARD FORM 2
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPM (41 CFR) 101-11.601

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE: **March 8, 2010**

LEASE No. GS-09H-07347

THIS LEASE, made and entered into this date between HNJ Farms, A California Corporation

whose address is:

P.O. Box 4039
Davis, CA 95617-4039

**4223 Robinia Pl
Davis, CA 95618-5038**

John
PS

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.

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:
4,195 rentable square feet (r.s.f.), yielding approximately 3,800 ANSI/BOMA Office Area square feet and related space located on the 2nd Floor (Suite 202) at the Sunrise Corporate Center, 2880 Sunrise Boulevard, Rancho Cordova, California, 95742-6102, together with 11 reserved, on-site, outside, surface, parking spaces, as depicted on the attached floor plans, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on March 15, 2010 through March 14, 2020, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$74,251.50 (\$11.81/sf for shell rent; \$5.89/sf for operating rent) at the rate of \$6,187.63 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

**HNJ Farms, A California Corporation
P.O. Box 4039
Davis, CA 95617-4039**

4. The Government may terminate this lease in whole or in part effective any time after March 15, 2016 of this lease by giving at least 60 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Such notice shall be computed commencing with the day after the date of mailing.

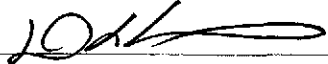
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.
 - B. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph 8.14 entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.
7. The following are attached and made a part hereof:
- All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:
- a) The Solicitation For Offers Number 9CA2457(pages 1-46) (all references to SFO shall also refer to any Special Requirements and Amendments);
 - b) Amendment Number 1 (pages 1-2)
 - c) GSA Form 3517B (pages 1-33);
 - d) GSA Form 3518 (pages 1-7);
 - e) Sheet no. 1 containing Paragraphs 9-15;
 - f) Exhibit "A" to Lease No. GS-09B-02397;
8. The following changes were made in this lease prior to its execution:
- Paragraph 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 16 have been added.

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

LESSOR: HNJ FARMS, A CALIFORNIA CORPORATION

BY



(Signature)

DAVID H NISHIKAWA SEC/PROP
MGR

(Signature)

IN PRESENCE OF:



(Signature)



(Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY



PETER SHITEYN, CONTRACTING OFFICER, GSA