

THIS LEASE is made and entered into between

888 TOWER, LP, A CALIFORNIA LIMITED PARTNERSHIP

("the Lessor") and

THE UNITED STATES OF AMERICA

("the 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:

The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A, Simplified Lease Proposal, attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B ("the Premises"), together with the right to the use of the parking spaces and other areas described in said Section II of said Exhibit A.

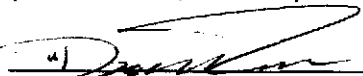
LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term of **15 YEARS, 10 YEARS FIRM**, beginning on **NOVEMBER 8, 2011** through **NOVEMBER 7, 2026**, as required by this Lease and subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

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.


The following persons are designated by each party as having full authority to bind their respective principles with regard to all matters relating to this Lease: No person other than those designated below shall be understood to have any authority to bind their respective principles, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer ("LCO") by notice, without an express delegation by the LCO.

FOR THE LESSOR:
(See Exhibit A, Box 18B)


Name: Albert Taban
David President
Title: Chief Financial Officer of 888 Tower GP, Inc. Lessor's
General Partner
888 S. Figueroa Street, Suite 1900
Los Angeles, CA 90017
Office: 213 745 5191
Email: albert@jadeent.com

Date: Jan 20, 2012

FOR THE GOVERNMENT:


Name: James Valk
Lease Contracting Officer
300 N Los Angeles St, Los Angeles, CA 90012
Office: 213 894-0550
Cell: [REDACTED]
Fax: 213 894-5404
Email: james.valk@gsa.gov

Date: 1-30-2012

WITNESSED BY:

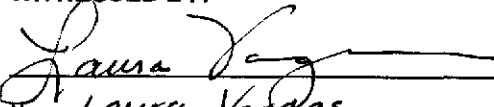

Name: Laura Vargas
Title: Office Administrator
Date: Jan. 20, 2012

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SECTION 1 RENT AND OTHER TERMS

1.01 RENTAL CONSIDERATION (SIMPLIFIED LEASE) (APR 2011)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent shown in Line 12, Boxes 12E (Years 1-5), 12G (Years 6-10), and 12I (Years 11-15), to be computed using the rental rate(s) specified in Line 10, Boxes 10D, 10F, and 10H (and, if applicable, the corresponding boxes in Line 11) on Exhibit A, Section II, and the actual Rentable Area delivered for occupancy and use by the Government, subject to the limitations set forth in Section 3 of this Lease. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and Tenant Improvements (TIs) specified in the Lease, including those described in Exhibit A and the Agency-Specific Requirements Package ("ASRP") attached hereto as Exhibit C, all taxes of any kind, and all operating costs. Unless a separate rate is specified in Line 16 of Exhibit A, rights to parking areas will be deemed included in the rent. Rent shall not be adjusted for changes in taxes or operating costs.

1.02 EARLY TERMINATION RIGHT (SIMPLIFIED LEASE) (APR 2011)

The Government may terminate this Lease, in whole or in part, at any time after the Firm Term (i.e., November 8, 2021) by providing not less than 90 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. This right of termination shall expire 120 days after the last day of the Firm Term.

1.03 DOCUMENTS INCORPORATED BY REFERENCE (SIMPLIFIED LEASE) (APR 2011)

The following documents are incorporated by reference, as though fully set forth herein:

Exhibit A, GSA Form 1364A (2 pages), Simplified Lease Proposal, and Form 1364A-1 (4 pages), Simplified Lease Proposal Data, to RLP No.0CA2188
Exhibit B, Floor Plan Delineating the Premises (1 page)
Exhibit C, ASRP for [REDACTED] - LA Dated 8/19/2011 (Agency Specific Requirements Package, 13 pages)
Exhibit D, GSA Form 3518, Representations and Certifications (Rev. 1/07, 7 pages)
Exhibit E, Parking Plan for 12 Reserved, Structured Parking Spaces (1 page)
Exhibit F, Change of Lessor Form (4 pages)

1.04 BROKER COMMISSION AND COMMISSION CREDIT (TO BE COMPLETED BY THE GOVERNMENT):

AmeriVet Real Estate Services Inc. (as a subcontractor to CB Richard Ellis Inc., "Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. Commission based on shell rent and operating expenses during the firm term of the lease; parking cost is excluded from calculation of commission. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to AmeriVet Real Estate Services Inc. (as a subcontractor to CB Richard Ellis Inc) with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$14,769.83 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.
Month 2 Rental Payment \$14,769.83 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.
Month 3 Rental Payment \$14,769.83 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.
Month 4 Rental Payment \$14,769.83 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.