

**U.S. GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE 22 March 2010

LEASE No. GS-09B-02403

THIS LEASE, made and entered into this date between **BCP 19809 Prairie, LLC c/o Brentwood Capital Partners**

whose address is: BCP 19809 Prairie, LLC
c/o Brentwood Capital Partners
11601 Wilshire Blvd, Suite 1600
Los Angeles, CA 90025

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:

44,690 rentable square feet (r.s.f.), yielding approximately 41,996 ANSI/BOMA Office Area square feet and related space located at 19809 Prairie Street, Chatsworth, CA 91311-6504 together with seven (7) on-site reserved parking spaces as depicted on the attached Site Plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.

4. The Government may terminate this lease in whole or in part effective *at* any time after the tenth (10th) year of this lease by giving at least ninety (90) 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.

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6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The seven (7) reserved, on-site parking space(s) as described in Paragraph 1 and parking spaces required by local code.
 - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 5.14 of the attachment sheets in the amounts specified therein. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment," of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 8CA2517 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph 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) Sheet no. 1-4 containing Paragraphs 9-25;
- b) Amendment Number 1 (1 page), Amendment Number 2 (pages 1-11), Amendment Number 3 (1 page), Amendment Number 4 (1 page), and Amendment Number 5 (pages 1-2);
- c) Site Plan (Exhibit "A").
- d) The Solicitation For Offers Number 8CA2517 (pages 1-62) (all references to SFO shall also refer to any Special Requirements and Amendments);
- e) [REDACTED]
- f) [REDACTED]
- g) [REDACTED]
- h) GSA Form 3517B (pages 1-33);
- i) GSA Form 3518 (pages 1-7);

8. The following changes were made in this lease prior to its execution:

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 25 have been added.

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

LESSOR: BCP 19809 PRAIRIE, LLC C/O BRENTWOOD CAPITAL PARTNERS

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

(Address)

1161 WILSHIRE BLVD #1600, LA CA 90025

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

BY

CONTRACTING OFFICER, GSA