

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT No. 10

DATE 5/27/15

TO LEASE NO. GS-09B-02312

ADDRESS OF PREMISES: 75 Hawthorne St  
San Francisco, CA 94105

THIS AGREEMENT made and entered into this date by and between: Hawthorne Plaza Associates, L.L.C.

Whose address is: c/o Hines Interest  
101 California, Suite 1000  
San Francisco, CA 94111

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

WHEREAS, the parties hereto desire to amend the above Lease to establish lease commencement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraphs 35 is hereby added to the Lease:

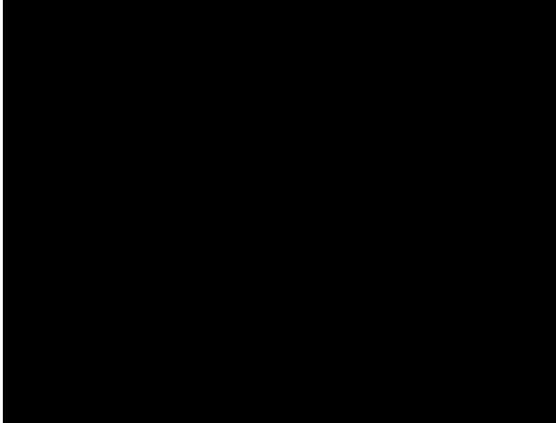
"35. Phase II Acceptance:

- A. Effective May 1, 2015, the Government accepts Phase II as substantially complete and rent shall commence for Phase II, comprising the cellar storage, cellar bike room, fourteenth floor, fifteenth floor, and sixteenth floor, consisting of 48,927 rentable square feet (RSF), yielding 43,759 ANSI/BOMA Office Area square feet.
- B. Effective May 1, 2015, the lease consists of Phase I and Phase II space for a total of 117,097 rentable square feet (RSF), yielding 104,542 ANSI/BOMA Office Area square feet, with an annual rent of \$4,800,977.00 (\$41/RSF). Annual rent consists of \$3,455,532.47 (\$29.51/RSF) shell rent, \$951,998.61 (\$8.13/RSF) operating rent, and \$393,445.92 (\$3.36/RSF) amortized TI rent. Per SLA 4, the commencement date of the firm term will be determined in accordance with General Clause 12 of GSA Form 3517B, attached to and made a part of the Lease."

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Hawthorne Plaza Associates L.L.C. a Delaware limited liability company:

limited liability company, its sole member

  
Ray Rothfelder  
(Name)

Elizabeth Stegall  
(Name)

Joel Gomez  
NAME OF SIGNER

GSA