

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 15

DATE 4/27/16

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:

Paragraph 40 is hereby added to the Lease:

"40. Phase IV Acceptance:

- A. Effective April 8, 2016, the Government accepts floors thirteen (13), nine (9), and eight (8) as substantially complete and rent shall commence, consisting of 55,137 rentable square feet (RSF), yielding 49,424 ANSI/BOMA Office Area square feet.
- B. Effective April 8, 2016, the lease consists of Phase I, Phase II, and Phase III, Phase IV upper floors space for a total of 216,683 rentable square feet (RSF), yielding 193,528 ANSI/BOMA Office Area square feet, with an annual rent of \$8,884,003.00 (\$41/RSF). Annual rent consists of \$6,394,315.33 (\$29.51/RSF) shell rent, \$1,761,632.79 (\$8.13/RSF) base year operating rent (adjusted annually based on CPI), and \$728,054.88 (\$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)

Eliz Stegall
(Name)

GABRIEL SHUCKEN
NAME OF SIGNER