

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 8
TO LEASE NO. GS-09B-02312

DATE 12-10-14

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 33 is hereby added to the Lease:

"33. Effective December 2, 2014, the Government accepts Phase I as substantially complete and rent shall commence for Phase I, comprising the third, tenth, eleventh, and twelfth floors, consisting of 68,170 rentable square feet (RSF), yielding 60,783 ANSI/BOMA Office Area square feet, with annual rent of \$2,794,970.00 (\$41.00 per RSF), payable monthly in arrears at a rate of \$232,914.17. 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:

are limited liability company, its sole member

Ray Rothfelder
(Name)

KEVIN GONZALES
(Name)

Joel Gomez

ER. GSA

NAME OF SIGNER