

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u> 1 </u>
	TO LEASE NO. GS-09B-02478
ADDRESS OF PREMISES 1735 Technology Drive, San Jose, CA 95110-1313	PDN Number: N/A

THIS AMENDMENT is made and entered into between

CA – The Concourse Limited, a Delaware Limited Partnership

whose address is: 2001 Gateway Place, Suite 350W, San Jose, CA, 95110-1010

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:

WHEREAS, the parties hereto desire to amend the above lease to establish beneficial occupancy

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution of the Government, as follows:

Paragraphs 2, 3, and 4 of the SF2 are hereby deleted in their entirety and the following substituted therefore, paragraph 24 is hereby added

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning May 8, 2014 through May 7, 2024 in accordance with the Paragraph 16 of the SF2 entitled "Acceptance of Space" herein, subject to termination rights as may be hereinafter set forth.

This Lease Amendment contains 2 page.

All other terms and conditions of the lease shall remain in force and effect.

Lessor: CA- THE CONCOURSE LIMITED PARTNERSHIP, A Delaware limited partnership

By: EOP Owner GP L.L.C., a Delaware limited liability company, its general partner

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

FOR THE LESSOR

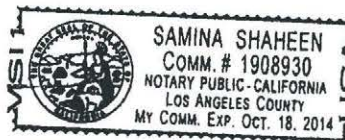
Signature: _____
 Name: _____
 Title: _____
 Entity Name: CA - The Concourse Limited Partnership
 Date: 07.08.2014

FOR THE GOVERNMENT

Signature: _____
 Name: Melba M. Stefan
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 07.09.2014

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Samina Shaheen
 Title: Admin & Notary Public
 Date: 07.08.2014



3. The Government shall pay the Lessor annual rent in arrears in accordance with the following schedule:

- Years 1 - 5: total rent of \$716,559.76 per annum at the rate of \$59,713.31 per month in arrears.
- Years 6 – 10: total rent of \$615,630.24 per annum at the rate of \$51,302.52 per month in a arrears.

The rent breakdown is as follows

	Years 1 -5		Years 6 - 10	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rental Rate	\$389,457.84	\$21.18	\$476,800.84	\$25.93
T.I Rental Rate	\$188,272.52	\$10.2388	\$0	\$0
Operating Costs	\$138,829.40	\$7.55	\$138,829.40	\$7.55
Full Service Rate	\$716,559.76	\$38.97	\$615,630.24	\$33.48

Rent for the lesser period shall be prorated. Rent checks shall be payable to:

CA- THE CONCOURSE LIMITED PARTNERSHIP, a Delaware limited partnership
 c/o EQUITY OFFICE
 P.O. BOX 601054
 DEPARTMENT 15264
 PASADENA, CA 91189-1054

Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15 day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date.

4. The Government may terminate this lease in whole or in part effective any time after May 8, 2019 by giving at least **120** 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.

24. Unless otherwise approved by the Government, unescorted access to [redacted] facilities or entities shall not be granted. At the sole discretion of the Government, all visitors must sign in and be escorted. The Government shall not unreasonably fail to provide escorted access for the purposes of ongoing operations, maintenance, and safety. In order to obtain access in the event of an emergency, the Government has provided the Lessor a 24 hour phone contact number for this office hereinafter. If the 24 hour phone number becomes outdated, the Government will provide a new phone contact number. The Lessor may also notify the GSA Field Office if they experience any issues with gaining access to the space.

San Jose Coordination Center
 (408) 961-0385
 (877) 297-8820

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INITIALS:  LESSOR &  GOVT