

Lease Amendment
Number 7

Lease Number: GS-09B-LCA02887 Date: 3/10/15

720 Hueneme Road, Oxnard CA 93033-9038

THIS AGREEMENT, made and entered into this date by and between **Hartman Properties / Hartman Trust**

whose address is: 1624 Eastman Ave., Ventura CA 93003-5705

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 restate the rent paragraph.

THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

Paragraph 1.03 "A" is deleted in its entirety and replaced with the following.

1.03 Rent and Other Consideration

A. The Government shall pay the Lessor annual rent, payable in monthly installments is arrears, at the following rates:

	Firm Term Annual Rent	Non Firm Term Annual Rent
Shell Rent ¹	\$ 38,636.37	\$ 46,738.92
Tenant Improvement Rent ²	\$ 31,844.85	\$ -
Operating Costs ³	\$ 22,871.94	\$ 22,871.94
Total Annual Rent	\$ 93,353.16	\$ 69,610.86

1. Shell Rent (Firm Term) calculation: \$13.59 per RSF multiplied by 2,843 RSF;
Shell rent (Non Firm Term) \$16.44 per RSF multiplied by 2,843 RSF
2. The Tenant Improvement Allowance of \$134,019.02 is amortized at a rate of 7 percent per annum over 5 years.
3. Operating Costs rent calculation: \$8.045 per RSF multiplied by 2,843 RSF.

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

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

Lessor **Hartman Properties / Hartman Trust** Walter E. Hartman, Successor Trustee of the
Hartman Revocable Living Trust

Successor Trustee

(Title)

1694 Eastman Avenue
Ventura, CA 93003

(Address)

Administration, Public Buildings Service.

CONTRACTING OFFICER

(Official Title)