GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-09P-LCA02892
ADDRESS OF PREMISES **888 South Figueroa Street, Suite 440** **Los Angeles, CA 90017**	

THIS AMENDMENT is made and entered into between

888 Tower, LP, a California Limited Partnership, whose address is: **888 South Figueroa Street, Suite 1900**
Los Angeles, CA 90017

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, to accept Tenant Improvements, and to begin amortization of Tenant Improvements.

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 by the Government as follows: The "Lease Term" Paragraph and Paragraph 1.03 (Sub-Paragraph A) are deleted in their entirety and the following "LEASE TERM" Paragraph and Paragraph 1.03 (Sub-Paragraph A) are substituted therefor:

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning June 05, 2017 through June 04, 2027, subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR: [redacted]

Signature: [redacted]
Name: Albert Taban
Title: CFO
Entity Name: 888 Tower, LP, a California Limited Partnership

FOR THE GOVERNMENT:

Signature: [redacted]
Name: Alejandra Guzman
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/12/2017

WITNESSED FOR THE LESSOR BY: [redacted]

Signature:
Name: Kevin Davis
Title: Sr. Real Estate Property Manager

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

EFFECTIVE DATES	SHELL RENT[1]	AMORTIZED TENANT IMPROVEMENT COSTS[2]	OPERATING COSTS[3]	TOTAL ANNUAL RENT	MONTHLY RENT[4]
Firm Term: June 05, 2017 – June 04, 2022	$176,352.67	$60,701.38	$65,615.55	$302,669.60	$25,222.47
Non Firm Term: June 05, 2022 – June 4, 2027	$196,977.75	$0.00	$ 76,038.00	$273,015.75	$22,751.31

[1]Shell rent calculation:
(Firm Term) **$26.903535** per RSF multiplied by **6,555** RSF
(Non Firm Term) **$30.05** per RSF multiplied by **6,555** RSF
[2]The Tenant Improvement Allowance of **$249,474.75** is amortized at a rate of **8** percent per annum over **the firm term of the lease**
[3]Operating Costs rent calculation:
(Firm Term) **$10.01** per RSF multiplied by **6,555** RSF
(Non Firm Term) **$11.60** per RSF multiplied by **6,555** RSF

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

INITIALS: _____ LESSOR & _____ GOV'T