

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. GS-09B-02937

ADDRESS OF PREMISES

600 City Parkway West, Orange, CA 92868-2924

THIS AGREEMENT, made and entered into this date by and between

ABBHEY BP INVESTORS, LLC

("the Lessor"), whose principal place of business is 600 City Pkwy W, Orange, CA 92868-2924 and whose interest in the Property described herein is that of Fee Owner, and hereinafter called the Lessor, and the

UNITED STATES OF AMERICA, ("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

WHEREAS, the parties hereto desire to amend the above Lease to issue Notice to Proceed, adjust minimum acceptable ceiling height, and incorporate additional special requirements:

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

1. Paragraph 4.13 is hereby added:

"4.13 NOTICE TO PROCEED

Following a Government review of the submitted Tenant Improvement (TI) cost proposal, the Government has determined that the bid submitted is fair and reasonable and Notice to Proceed is hereby issued, effective May 14, 2013, for the construction of TIs, as identified herein, at a total cost not to exceed **\$777,884.00**, inclusive of all management, architectural and permitting fees. Following application of concessions in the amount of \$454,960.00, the balance of TI costs up to the TI allowance in Par. 1.08 shall be amortized into the rent payments at a rate of 8% over the 5 year firm term. Any TI cost above the concessions and total TI allowance will be reimbursed by lump-sum payment. The lease requires completion of the construction no later than **September 17, 2013**. If the entire TI allowance is not used, the rental rate will be adjusted downward in accordance with other provisions of the lease "

2. Paragraph 3.22.A, Ceilings, is amended to revise the minimum acoustical ceiling height to 8 feet and 6 inches.

[Continued on page 2 of 38]

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

FOR THE LESSOR

FOR THE

Signature: _____

Signature _____

Name: Charles Conwell

Name: Ja _____

Title: Vice President

Title: Le _____

Entity Name: AB-CITY PARKWAY LLC

GSA, Pub _____

Date: 5/29/2013

Date: 06/03/2013

WITNESSED BY:

BY:

Signature: _____

Name: _____

Title: Portfolio Asset Manager

Date: 5-29-13

SHEET NO. 1 ATTACHED TO AND FORMING PART OF LEASE AMENDMENT NO. 4 TO LEASE NUMBER GS-09B-02937

3. In addition to documents added Lease Amendment #3, the following attached documents are added to Exhibit D, Project Infrastructure, and will be incorporated by Lessor's Architect/Engineer into the Construction Drawings;

- Minimum Parking [REDACTED] (2 pages)
- Accent Paint (1 page)
- LARO Cabling SOW (5 pages)
- LARO Projection Screen (2 pages)
- Replacement Ceiling Tile Specification (1 page)
- Installation manual XP4 (8 of 15 pages attached)
- Range 3000 Equipment Ceiling Installation (1 page)
- AO Office 6 – CCTV Monitor (1 page)
- Tandberg Specification (1 page)
- Handcuff Ring Specification (2 pages)
- LAN Power Strip Specification (2 pages)

4. Within Paragraph 1.07, "Documents Incorporated by Reference", the number of pages in Exhibit "D", Project Infrastructure, is revised to 63.

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

