

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-09B-02962
<b>ADDRESS OF PREMISES:</b> 2435 Polvorosa Drive, San Leandro, CA 94577-2237	PDN Number: N/A

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

LBA-RIV COMPANY XIII, LLC

whose address is: 17901 VON KARMAN AVENUE, SUITE 950  
IRVINE, CA 92614-6333

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 and amortize the Tenant Improvement Allowance into the rent.

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

Paragraphs 3 & 4 are added to the Lease;

"3. TO HAVE AND TO HOLD the said premises with their appurtenances from April 17, 2013 through April 16, 2028, subject to termination rights as maybe hereinafter set forth."

"4. RENT: The Government shall pay the Lessor annual rent, to be paid in arrears, as follows:

- From Years 1 through 10, the annual rent is \$1,191,131.54 at the rate of \$99,260.96 per month;
- From Years 11 through 15, the annual rent is \$1,156,000.00 at the rate of \$96,333.33 per month;

	FIRM TERM		NON FIRM TERM	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$ 879,750.00	\$10.35	\$906,950.00	\$10.67
TENANT IMPROVEMENTS RENT <sup>1</sup>	\$ 111,631.54	\$ 1.31	\$ 00.00	\$ 0.00
OPERATING COSTS	\$ 199,750.00	\$ 2.35	\$ 249,050.00	\$ 2.93
<b>TOTAL ANNUAL RENT</b>	<b>\$1,191,131.54</b>	<b>\$14.01</b>	<b>\$1,156,000.00</b>	<b>\$13.60</b>

Rent for a lesser period shall be prorated. Rent shall be payable to:

LBA-RIV COMPANY XIII, LLC  
17901 VON KARMAN AVENUE, SUITE 950  
IRVINE, CA 92614-6333"

This Lease Amendment contains 1 page.

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**

Signature: [Redacted]  
Name: Jenny Schornetta  
Title: Principal  
Entity Name: LBA-RIV COMPANY XIII, LLC  
Date: 5/28/2013

**FOR THE GOVERNMENT**

Signature: [Redacted]  
Name: Peter Shroyer  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service  
Date: June 5, 2013

**WITNESSED FOR THE LESSOR BY**

Signature: [Redacted]  
Name: Irad Spizzutti  
Title: Executive Assistant  
Entity Name: LBA-RIV COMPANY XIII, LLC  
Date: 5/28/2013