

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA02996
ADDRESS OF PREMISES 120 Cremona Drive Goleta, CA 93117	PDN Number:  N/A

**THIS AMENDMENT** is made and entered into between:

University Business Center Associates c/o Bermant Development Company

whose address is: 5383 Hollister avenue, #140  
Santa Barbara, CA 93111

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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 May 14, 2013 to acknowledge the agency space assignments and correct the termination rights and number of parking spaces for Blocks A, B, and C and add carpet upgrades to Block A:

Paragraphs 1 and 2 are deleted in their entirety and substituted therefore. Paragraph 10 is added.

1. The Lessor hereby leases to the Government the following described premises:

- Block A:** 4,157 rentable square feet, consisting of 3,615 ANSI/BOMA office area square feet, along with three (3) reserved surface parking spaces for the Defense Contract Management Agency (DCMA).
- Block B:** 3,433 rentable square feet, consisting of 2,985 ANSI/BOMA office area square feet, along with two (2) reserved surface parking spaces for the Judge's Chambers/Courtrooms.
- Block C:** 3,131 rentable square feet, consisting of 2,723 ANSI/BOMA office area square feet, along with five (5) unreserved surface parking spaces for the Defense Contract Audit Agency (DCAA).

This Lease Amendment contains 2 pages. CONTINUED ON ATTACHED 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:   
 Name: WILLIAM D. PETSAS  
 Title: SENIOR VICE PRESIDENT  
 Entity Name: UNIVERSITY BUSINESS CENTER ASSOCIATES  
 Date: 4/1/2014

**FOR THE GOVERNMENT:**  
 Signature:   
 Name: JAMANTHA J. SINGLETON  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 4/22/14

**WITNESSED FOR THE LESSOR BY:**  
 Signature:   
 Name: \_\_\_\_\_  
 Title: VICE PRESIDENT  
 Date: 04.01.14

For a total of 10,721 rentable square feet, consisting of 9,323 ANSI/BOMA office area square feet, along with 10 surface parking spaces, at 120 Cremona Drive, Goleta, California, to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the following terms:

- Block A:** Beginning May 14, 2013 through May 13, 2018. The Government may terminate this block at the end of any calendar month after November 13, 2015 by giving at least 90 days notice in writing to the Lessor.
- Block B:** Beginning May 14, 2013 through November 30, 2015. The Government may terminate this block at the end of any calendar month by giving at least 60 days notice in writing to the Lessor.
- Block C:** Beginning May 14, 2013 through December 31, 2013. The Government may terminate this block at the end of any calendar month by giving at least 30 days notice in writing to the Lessor.

10. The Lessor shall provide brand new carpet for Block A at Lessor's sole cost and expense.

INITIALS: ASZ & SJS  
LESSOR GOV'T