

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	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, #150
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 December 01, 2014 to reduce the square footage, to reduce the annual rent, and to re-establish the percentage of occupancy.

Paragraphs 1, 2, 3, and 7 are deleted in their entirety and substituted therefore.

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:** Block B is hereby terminated, effective November 30, 2014.
- Block C:** Block C is hereby terminated, effective December 31, 2013.

For a total of 4,157 rentable square feet, consisting of 3,615 ANSI/BOMA office area square feet, along with three (3) reserved surface parking spaces, at 120 Cremona Drive, Suite A, 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:

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. PEISAS
 Title: SENIOR VICE PRESIDENT
 Entity Name: UNIVERSITY BUSINESS CENTER ASSOCIATES
 Date: 03.19.15

FOR THE GOVERNMENT:

Signature: _____
 Name: SAMANTHA STROGGLER
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 6/9/15

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: VICE PRESIDENT
 Date: 03.19.15

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: Block B is hereby terminated, effective November 30, 2014.

Block C: Block C is hereby terminated, effective December 31, 2013.

3. The Government shall pay the Lessor annual rent as follows:

Block A: Effective May 14, 2013, annual rent of \$117,227.40 at the rate of \$9,768.95 per month in arrears.

Block B: Block B is hereby terminated, effective November 30, 2014.

Block C: Block C is hereby terminated, effective December 31, 2013

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

University Business Center Associates
C/O Bermant Development Company
5383 Hollister Avenue #150
Santa Barbara, CA 93111

7. The Government occupies 4,157 rentable square feet (rsf), or 7.24%, in said building consisting of 57,395 rentable square feet (rsf) ($4,157 / 57,395 = 7.24\%$).

INITIALS: WP & SJS
LESSOR GOV'T