

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>  1  </u>
	TO LEASE NO. GS-09B-03002
ADDRESS OF PREMISES 22830 FORESTHILL ROAD FORESTHILL, CA 95631-9705	PDN Number: N/A

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

SAM ROLIN

whose address is: [REDACTED]  
[REDACTED]

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

**WHEREAS**, the parties hereto desire to amend the above lease paragraphs and to establish Lessor and Architect and Engineer Fees.

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

**LEASE TERMS**

**"TO HAVE AND TO HOLD** the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this lease and beginning December 1, 2013 and continuing for a period of 10 Years, 10 years firm subject to termination rights and renewal rights as may be hereinafter set forth."

This Lease Amendment contains 2 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** [REDACTED]

Signature: \_\_\_\_\_  
 Name: SAM L. ROLIN  
 Title: OWNER  
 Entity Name: \_\_\_\_\_  
 Date: 11-19-13

**FOR THE GOVERNMENT:** [REDACTED]

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 11/25/13

**WITNESSED** [REDACTED]

Signature: \_\_\_\_\_  
 Name: MICHAEL R. ROLIN  
 Title: OWNER  
 Date: 11-19-13

Paragraphs 1.03, 1.05, and 1.10 are here by deleted in its entirety and replaced of GSA Form L201C.

**1.01 RENT AND OTHER CONSIDERATION (JUN 2012)**

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

	DECEMBER 1, 2013 – NOVEMBER 30, 2018	DECEMBER 1, 2018 – NOVEMBER 30, 2023
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$125,876.90	\$143,908.10
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 27,497.27	\$ 27,497.27
OPERATING COSTS <sup>3</sup>	\$ 34,286.60	\$ 34,286.60
PARKING <sup>5</sup>	INCLUDED	INCLUDED
<b>TOTAL ANNUAL RENT</b>	<b>\$187,660.77</b>	<b>\$205,691.97</b>

1Shell rent (Firm Term) calculation: \$18.43 yrs 1-5, \$21.07 yrs 6-10, per RSF multiplied by 6,830 RSF

2The Tenant Improvement Allowance of \$197,353.33 is amortized at a rate of 7 percent per annum over 10 years.

3Operating Costs rent calculation: \$5.02 per RSF multiplied by 6,830 RSF

1.05 Paragraph is here by deleted in its entirety.

**1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)**

	Initial Build-Out
Architect/Engineer Fee	\$5,300
Lessor's Project Management Fee (% of TI Construction Costs)	3%

INITIALS:  &   
 LESSOR & GOVT