

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA03140
ADDRESS OF PREMISES 7677 OAKPORT STREET OAKLAND, CALIFORNIA 94621	

THIS AGREEMENT, made and entered into this date by and between Cranbrook Realty Investment Fund, LP whose address is: 7677 Oakport Street, Oakland, California 94621

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 annual rental periods and establish beneficial occupancy:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2014 as follows:


"TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on September 1, 2014 and continuing through August 31, 2024, subject to termination rights as may be hereinafter set forth."

The Government shall pay the Lessor annual rent as established in Attachment 1 to this Lease Amendment.


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This Lease Amendment contains 2 pages.

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: Bruce H. Cohoon
Title: C.F.O.
Entity Name: Cranbrook Realty Invest. Fund LP
Date: 9-10-14

FOR THE GOVERNMENT:
Signature: 
Name: Eric S. Johnson
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/11/14

WITNESSED FOR THE LESSOR BY:
Signature: 
Name: On behalf of Bruce Cohoon
Title: Special Property Manager
Date: 9-10-14

Attachment 1 to Lease Amendment 1 for Lease No. GS-09P-LCA03140

GSA Rent Schedule – XXXXXXXXXX
 7677 Oakport Street Oakland, CA.
 12,665 RSF / 11,013 USF

Period	Shell Rate	TI	Services	RSFPY	Total Monthly Rent	Total Annual Rent
Sept 1, 2014- Sept 30, 2014	\$ 12.26	\$ 0.00	\$ 8.14	\$ 20.40	\$ 21,530.50	\$ 258,366.00
Oct 1, 2014- Aug 31, 2015	\$ 12.26	\$ 1.60	\$ 8.14	\$ 22.00	\$ 23,218.37	\$ 278,620.41
Sept 1, 2015- Aug 31, 2016	\$ 12.26	\$ 1.60	\$ 8.14	\$ 22.00	\$ 23,218.37	\$ 278,620.41
Sept 1, 2016- Aug 31, 2017	\$ 12.26	\$ 1.60	\$ 8.14	\$ 22.00	\$ 23,218.37	\$ 278,620.41
Sept 1, 2017- Aug 31, 2018	\$ 12.26	\$ 1.60	\$ 8.14	\$ 22.00	\$ 23,218.37	\$ 278,620.41
Sept 1, 2018- Aug 31, 2019	\$ 12.26	\$ 1.60	\$ 8.14	\$ 22.00	\$ 23,218.37	\$ 278,620.41
Sept 1, 2019- Sept 30, 2019	\$ 12.26	\$ 1.60	\$ 8.14	\$ 22.00	\$ 23,218.37	\$ 278,620.41
Oct 1, 2019- Aug 31, 2020	\$ 12.26	\$ 0.00	\$ 8.14	\$ 20.40	\$ 21,530.50	\$ 258,366.00
Sept 1, 2020- Aug 31, 2021	\$ 12.26	\$ 0.00	\$ 8.14	\$ 20.40	\$ 21,530.50	\$ 258,366.00
Sept 1, 2021- Aug 31, 2022	\$ 12.26	\$ 0.00	\$ 8.14	\$ 20.40	\$ 21,530.50	\$ 258,366.00
Sept 1, 2022- Aug 31, 2023	\$ 12.26	\$ 0.00	\$ 8.14	\$ 20.40	\$ 21,530.50	\$ 258,366.00
Sept 1, 2023- Aug 31, 2024	\$ 12.26	\$ 0.00	\$ 8.14	\$ 20.40	\$ 21,530.50	\$ 258,366.00

TI = Tenant Improvements

RSFPY = Rentable Square Foot Per Year

INITIALS:


LESSOR

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GOV'T