

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-09P-LCA03140
ADDRESS OF PREMISES: 7677 Oakport Street Oakland, CA. 94621	

**THIS AMENDMENT** is made and entered into between Cranbrook Realty Investment Fund, LP

whose address is: 7677 Oakport Street  
Oakland, CA. 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.

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 upon execution by the Government as follows: To adjust the Tenant Improvement Allowance and provide a Notice to Proceed. In this regard, Paragraph 1.08 has been revised and Paragraph 1.21 has been added:

**1.08 TENANT IMPROVEMENT ALLOWANCE:**

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$1.84 per ABOA SF. The TIA is the amount the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 8.0 percent.

**1.21 NOTICE TO PROCEED:**


The Government has determined that the bid submitted is fair and reasonable and is hereby issuing the Notice to Proceed for the construction of Tenant Improvements at a total cost in the amount of \$83,243.00 inclusive of all management and architectural fees. Sub-paragraph A provides a breakdown of the total payment of these costs.

- A. The total and final costs for the Tenant Improvements are \$83,243.00 and will be amortized into the rent over the firm term at 8% per annum.

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:   
Name: Bruce H. Cahoon  
Title: CEO  
Entity Name: Cranbrook Realty Inv. Fund, L.P.  
Date: 10-17-14

**FOR THE GOVERNMENT:**

Signature:   
Name: [Redacted]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 10/17/14

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: Karen McClave  
Title: Accountant  
Date: 10/17/2014