

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 14
	TO LEASE NO. GS-09B-03162
ADDRESS OF PREMISES: 6880 KOLL CENTER PARKWAY PLEASANTON, CA 94566	PDN Number:

THIS AMENDMENT is made and entered into between **West Pleasanton Lab, LLC**
 whose address is: **10525 Vista Sorrento Parkway, Suite 110**
San Diego, CA 921221

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 beneficial occupancy and memorialize final Tenant Improvement costs of \$16,733,419.13 amortized over the term of the lease agreement at an interest rate (amortization rate) of 5% per year.


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 March 4, 2015 as follows:


Paragraph A and 1.03A are deleted in their entirety and replaced with the following:

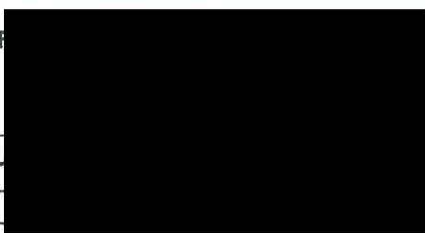
A. To Have and To Hold the said Premises with their appurtenances for the term beginning March 4, 2015 and continuing through March 3, 2035.

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: MIKE IBE
 Title: PRES.
 Entity Name: WEST PLEASANTON LAB LLC
 Date: 4-13-15

FOR THE GOVERNMENT: 
 Signature: _____
 Name: GABRIEL SHUKER
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 4/13/15

WITNESSED BY: 
 Signature: _____
 Name: _____
 Title: _____
 Date: _____

B. Paragraph 1.03 A: "The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1 - 20	
	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$1,064,124.00	\$25.05
Tenant Improvements Rental Rate	\$1,325,197.97	\$31.195809
Operating Costs	\$235,764.00	\$5.55
Building Specific Security Costs	\$74,838.98	\$1.761746
Parking	\$0.00	
Full Service Rate	\$2,699,924.95	\$63.557555

INITIALS:  & 
LESSOR GOVT