GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 14
TO LEASE NO. GS-09B-03162

ADDRESS OF PREMISES:
6880 KOLL CENTER PARKWAY
PLEASANTON, CA 94566

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 GOVERNMENT:
Signature: [signature]
Name: [name]
Title: [title]
Entity Name: [entity name]
Date: [date]

FOR THE LEASEE:
Signature: [signature]
Name: [name]
Title: [title]
Entity Name: [entity name]
Date: [date]

WITNESSED BY:
Signature: [signature]
Name: [name]
Title: [title]
Date: [date]
B. Paragraph 1.03 A: “The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

<table>
<thead>
<tr>
<th>Years 1 - 20</th>
<th>Annual Rate /</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell Rental Rate</td>
<td>$1,064,124.00</td>
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<tr>
<td>Tenant Improvements Rental Rate</td>
<td>$1,325,197.97</td>
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<tr>
<td>Operating Costs</td>
<td>$235,764.00</td>
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<tr>
<td>Building Specific Security Costs</td>
<td>$74,838.98</td>
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<tr>
<td>Parking</td>
<td>$0.00</td>
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<tr>
<td>Full Service Rate</td>
<td>$2,699,924.95</td>
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