

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 5</b>
	<b>TO LEASE NO. GS-09B-03184</b>
<b>ADDRESS OF PREMISES:</b> 235 Pine Street, Suite 1600, San Francisco, CA 94104	<b>PDN Number: N/A</b>

**THIS AMENDMENT** is made and entered into between THE REALTY ASSOCIATES FUND VIII, LP

whose address is: P.O. BOX 223378  
PITTSBURG, PA 15251-2003

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 add two parking spaces and amend the rental rates.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 5, 2014, as follows:

**I. "PARKING –**

Two (2) parking spaces are added as part of the lease, to be valet parking during business hours from 6:00 am through 7:00 pm, Monday to Friday. Parking does not include 24 hour access to the building."

**II. " RENT –**

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

For term beginning on the day the space is accepted by the Government as completed and ready for occupancy through the following fifteen (15) years term, ten (10) years firm."

- Shell Rent - \$43.43/RSF (\$216,585.41 annually or \$18,048.78 monthly)
- O/C Rent - \$12.57/RSF (\$62,686.59 annually or \$ 5,223.88 monthly)
- Parking - \$460/space/month (\$11,040.00 annually or \$920.00 monthly)

Shell and O/C Rent stated above escalates three percent per year beginning with the second year and each year thereafter.

Rent for a lesser period shall be prorated. Rent shall be payable to:

THE REALTY ASSOCIATES FUND VIII, LP  
P.O. BOX 202887  
DALLAS, TX 75320-2887

All other terms and conditions remain in full force and effect.

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.

<b>FOR THE</b> <span style="background-color: black; color: black;">[REDACTED]</span> Signature: <span style="background-color: black; color: black;">[REDACTED]</span> Name: <u>SCOTT W. AMLING</u> Title: <u>REGIONAL DIRECTOR</u> Entity Name: <u>REALTY ASSOCIATES VIII</u> Date: <u>3/6/14</u>	<b>FOR THE GOVERNMENT:</b> Signature: <span style="background-color: black; color: black;">[REDACTED]</span> Name: <u>LAUREL PIERCE</u> Title: <u>Lease Contracting Officer</u> Entity: <u>GSA, Public Buildings Service</u> Date: <u>3/18/14</u>
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**WITNESSED FOR THE LESSOR BY:**  
 Signature: [REDACTED]  
 Name: GAM ST CLAIR  
 Title: Administrative Assistant  
 Date: 3/6/14