

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS- 09P-LCA03221
ADDRESS OF PREMISES: 19777 Greenley Road, Sonora, CA 95370-5909	PDN Number:

THIS AMENDMENT is made and entered into between **SONORA BUILDING COMPLEX, a California General Partnership,**

whose address is: **1413 Greenfield Avenue, Los Angeles, CA 90025-3486**

hereinafter called the "**Lessor**", and the **UNITED STATES OF AMERICA,** hereinafter called the **Government:**

WHEREAS, the parties desire to amend the above Lease in order to expand upon the Premises and adjust the rent payable.

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:


Paragraph 1.03 is hereby deleted in its entirety and the following substituted therefore. Paragraph 1.01 is amended as follows. Paragraphs 1.15, 2.09, and 6.10 are hereby deleted. Paragraphs 1.18 through 1.20 and Exhibit N are hereby added.

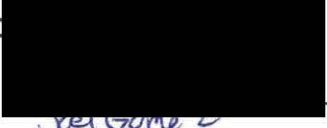
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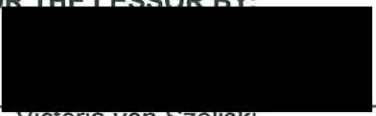
This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below dates:

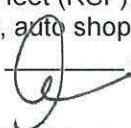
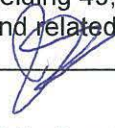
FOR THE LESSOR: 
Signature: _____
Name: Ore
Title: Managing Partner
Entity Name: Sonora Building Complex
Date: June 10, 2015

FOR THE GOVERNMENT: 
Signature: _____
Name: JEL GOMEZ
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service,
Date: 6/18/15

WITNESSED FOR THE LESSOR BY: 
Signature: _____
Name: Victoria von Szelski
Title: Attorney
Date: June 10, 2015

1.01 THE PREMISES

The Premises are described as follows:

- A. Office and Related Space: 53,003 rentable square feet (RSF), yielding 49,246.00 ANSI/BOMA Office Area (ABOA) square feet (SF) of office, warehouse, auto shop, and related space located at 19777 Greenley Road, Sonora, CA 95370-5909. INITIALS:  & 
LESSOR GOVT.
- B. Common Area Factor: The Common Area Factor (CAF) is established as 7.63 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.03 RENT AND OTHER CONSIDERATION

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

	Shell Rent per Rsf/Yr	Operating Expenses per Rsf/Yr	Total Annual Rent per Rsf/Yr	Total Annual Rent
1/1/15 – 4/30/15	\$11.65	\$4.69	\$16.34	\$865,800.43
5/1/15 – 12/31/15	\$13.18	\$4.69	\$17.87	\$947,134.43
1/1/16 – 12/31/16	\$13.18	\$4.83	\$18.01	\$954,588.69
1/1/17 – 12/31/17	\$13.55	\$4.97	\$18.52	\$981,786.74
1/1/18 – 12/31/18	\$13.55	\$5.12	\$18.67	\$989,694.97
1/1/19 – 12/31/19	\$13.92	\$5.28	\$19.20	\$1,017,360.60
1/1/20 – 12/31/20	\$13.92	\$5.43	\$19.35	\$1,025,750.43
1/1/21 – 12/31/21	\$14.10	\$5.60	\$19.70	\$1,044,152.05
1/1/22 – 12/31/22	\$14.10	\$5.77	\$19.87	\$1,053,052.82
1/1/23 – 12/31/23	\$14.10	\$5.94	\$20.04	\$1,062,220.62
1/1/24 – 12/31/24	\$14.10	\$6.12	\$20.22	\$1,071,663.46

1.18 The Government shall remain responsible for snow and ice removal services of the premises.

1.19 The Government shall provide an area in the warehouse for janitorial supplies provided by the Lessor. The exact location is noted on the attached drawings known as Exhibit "N".

1.20 The Lessor and the Government hereby waive, release and discharge, and forever relinquish any right to make a claim against the other party for waste, damages, restoration, and rent prior to 4/30/15 for the entire leased premises which is accepted in "as is" condition per paragraph 1.01.

INITIALS:  & 
LESSOR GOVT.