GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES

825 NORTH HUMBOLDT AVENUE
WILLOWS, CALIFORNIA 95688-4783

LEASE AMENDMENT No. 1

TO LEASE NO. GS-09P-LCA03296

PDN Number:

THIS AMENDMENT is made and entered into between BRIGGS GLENN LLC

whose address is: 6690 EAST HAIKHT ROAD
LODI, CALIFORNIA 95240-9442

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 modify the rental table, adjust calculated commission and Broker commission credit, and to modify the annual operating rent.

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 04/01/2016 as follows:

1.03 RENT AND OTHER CONSIDERATIONS:

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Start</th>
<th>End</th>
<th>Annual Shell</th>
<th>Annual Opex</th>
<th>Total Year</th>
<th>Total Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>04/01/2016</td>
<td>03/31/2017</td>
<td>$420,065.00</td>
<td>$117,605.00</td>
<td>$537,670.00</td>
<td>$44,805.83*</td>
</tr>
<tr>
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<td>04/01/2017</td>
<td>03/31/2018</td>
<td>$430,818.00</td>
<td>$117,605.00</td>
<td>$548,423.00</td>
<td>$45,701.95*</td>
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<td>04/01/2018</td>
<td>03/31/2019</td>
<td>$441,787.00</td>
<td>$117,605.00</td>
<td>$559,392.00</td>
<td>$46,615.99*</td>
</tr>
<tr>
<td>4</td>
<td>04/01/2019</td>
<td>03/31/2020</td>
<td>$452,975.00</td>
<td>$117,605.00</td>
<td>$570,580.00</td>
<td>$47,548.31*</td>
</tr>
<tr>
<td>5</td>
<td>04/01/2020</td>
<td>03/31/2021</td>
<td>$464,386.00</td>
<td>$117,605.00</td>
<td>$581,991.00</td>
<td>$48,499.27*</td>
</tr>
<tr>
<td>6</td>
<td>04/01/2021</td>
<td>03/31/2022</td>
<td>$476,026.00</td>
<td>$117,605.00</td>
<td>$593,631.00</td>
<td>$49,469.25*</td>
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<tr>
<td>7</td>
<td>04/01/2022</td>
<td>03/31/2023</td>
<td>$487,899.00</td>
<td>$117,605.00</td>
<td>$605,504.00</td>
<td>$50,458.65*</td>
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<tr>
<td>8</td>
<td>04/01/2023</td>
<td>03/31/2024</td>
<td>$500,009.00</td>
<td>$117,605.00</td>
<td>$617,614.00</td>
<td>$51,467.82*</td>
</tr>
<tr>
<td>9</td>
<td>04/01/2024</td>
<td>03/31/2025</td>
<td>$512,361.00</td>
<td>$117,605.00</td>
<td>$629,966.00</td>
<td>$52,497.17*</td>
</tr>
<tr>
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<td>03/31/2026</td>
<td>$524,960.00</td>
<td>$117,605.00</td>
<td>$642,565.00</td>
<td>$53,547.12*</td>
</tr>
</tbody>
</table>

*Rates and rents may be rounded.

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: [redacted]
Name: Sharon A. Briggs
Title: Owner
Entity Name: Briggs Glenn LLC
Date: 7/14/2016

FOR THE GOVERNMENT:

Signature: [redacted]
Name: [redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/14/2016

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: Rex Doane
Title: [redacted]
Date: 7/14/2016

Lease Amendment Form 12/12
1.04 BROKER COMMISSION AND COMMISSION CREDIT

A. **CBRE, Inc.** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [redacted] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [redacted] of the Commission will be payable to **CBRE, Inc.** with the remaining [redacted], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

- **Month 1 Rental Payment $44,805.83** minus prorated Commission Credit of [redacted] equals [redacted] adjusted **1st Month's Rent.**
- **Month 2 Rental Payment $44,805.83** minus prorated Commission Credit of [redacted] equals [redacted] adjusted **2nd Month's Rent.**

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

1.15 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be **$117,905.00** (or **$4.42/ RSF**). The Government shall be responsible for all janitorial and utility costs associated with this lease; the Lessor shall be responsible for system maintenance and repair of all systems as well as lawn and landscaping maintenance. *Rate may be rounded.*