GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-09P-LCA03358
ADDRESS OF PREMISES 321 E. 2nd Street Los Angeles, CA 90012	PDN Number: PS0033922

THIS AMENDMENT is made and entered into between **321 E. LITTLE TOKYO MASTER LLC**

whose address is: 1644 N. HONORE STREET, SUITE 108
CHICAGO, IL 60622

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 issue a Notice to Proceed for the Phase 1 and Phase 2 of tenant improvements as described in the attached Exhibits.

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:

Accordingly, Lease Amendment #1 is deleted in its entirety and replaced with Lease Amendment #3.

I. The Government approves the tenant improvement construction costs as follows:

Phase 1 (as described in Exhibit 1):

TI build out:	$529,740.00
Lessor fee:	$ 52,974.00
Total Tenant Improvement Costs:	$582,714.00

Phase 2 (as described in Exhibit 2):

TI build out:	$301,439.50
A/E fee:	$ 83,717.00
Lessor fees:	$ 38,515.65
Total Tenant Improvement Costs:	$423,672.15

This Lease Amendment contains 4 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: [illegible] LASCHA
Title: AGENT / PROPERTY MANAGER 321 ELITTLETOKYO MASTER LLC
Entity Name: 321 ELITTLETOKYO MASTER LLC
Date: 2/25/16

FOR THE GOVERNMENT:

Signature: [redacted]
Name: Veronica Gonzal[redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 3/1/2016

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: DORIS MARTORANO
Title: Witness
Date: 2/25/16

Total:

Phase 1	$582,714.00
Phase 2	$423,672.15
Total	$1,006,386.15

II. Following a Government review of the submitted cost proposals for Phase 1 and Phase 2 (attached), the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for construction, as identified herein, at a total cost not to exceed $1,006,386.15, inclusive of all management, architectural, administrative and contractor fees.

III. Upon completion and acceptance of construction associated with each Phase by the Government of the Tenant Improvements identified herein, the Lessor shall submit for two (2) Lump Sum payments for each corresponding Phase. Lessor shall contact the GSA Contracting Officer for the "PS Number", which must be annotated on the invoice. The Invoice shall be submitted electronically via the GSA Finance website at www.finance.gsa.gov.

A copy of the Invoice shall be simultaneously submitted to the Contracting Officer at:

GSA, Real Estate Division – Los Angeles
Attention: Veronica Gonzalez, Lease Contracting Officer
300 N Los Angeles Street, Suite 4300
Los Angeles, CA 90012
Email: veronica.gonzalez@gsa.gov

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price and quantity of the items delivered
- The invoice will reference GSA PS # (to be provided by GSA upon completion of COs)

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contact is made must sign it.

The Lessor hereby waives restoration as a result of all improvements.

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

INITIALS: LESSOR & GOV'T