| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE<br><br>LEASE AMENDMENT | LEASE AMENDMENT No. 1<br><br>TO LEASE NO. GS-09P-LCA03358 |
|---|---|
| ADDRESS OF PREMISES<br>**321 E. 2ND STREET**<br>**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 tenant improvements as described in the attached scope of work.

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:

I. Following a Government review of the submitted cost proposal, dated October 27, 2015 (attached), the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for construction associated with the tenant improvements of the space, as identified herein, at a total cost not to exceed $1,006,386.15, inclusive of all management, architectural, administrative and contractor fees.

II. Upon completion and acceptance by the Government of the Tenant Improvements identified herein, the Lessor shall submit for Lump Sum payment. Lessor shall contact the GSA Contracting Officer for the "PS Number", which must be annotated on the invoice. The Invoice, in the amount **not to exceed $1,006,386.15** 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

This Lease Amendment contains 7 pages with attachments.

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: JENNIFER L. LASOA
Title: AGENT / PROPERTY MANAGER
Entity Name: 321 E LITTLE TOKYO MASTER LLC

**FOR THE GOVERNMENT:**

Signature: [redacted]
Name: Veronica Gonzalez [redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 1/12/2016

**WITNESSED FOR THE LESSOR BY:**

Signature: [redacted]
Name: DORIS RODRIGUEZ
Title: WITNESS / NOTARY

OFFICIAL SEAL
DORIS P RODRIGUEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/09/19

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