

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
ADDRESS OF PREMISES Sierra Building 456 San Fernando Mission Blvd. San Fernando, CA 91340	TO LEASE NO. GS-09P-LCA03393 PDN Number: N/A

THIS AMENDMENT is made and entered into between

RTSP PROPERTIES, LLC

whose address is: **12611 SAN VICENTE BLVD, LOS ANGELES, CA 90046**

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 increase Operating Rent for the barrier wall and cork floor maintenance.

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 of the Government, as follows:

Paragraphs 1.03A, 1.15, and 6.07 are hereby deleted in their entirety and substituted as follows:

CONTINUED ON PAGE 2


LEASE TERM

This Lease Amendment contains 4 pages.

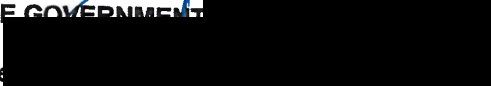
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: Peter C. Ver Halen
 Title: Sole Member
 Entity Name: RTSP Properties, LLC
 Date: _____

FOR THE GOVERNMENT:

Signature: 
 Name: Rocio Caprajal
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 11-1-18

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: SANDRA ROMANO
 Title: _____
 Date: 11-1-18

To Have and To Hold the said Premises with its appurtenances for the term beginning March 1, 2018 through February 28, 2033, subject to termination rights as are hereinafter set forth.

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:

	3/1/18 – 2/28/23	3/1/23 – 2/29/28	3/1/28 – 2/28/33
	Annual Rent	Annual Rent	Annual Rent
Shell Rent,	\$198,019.56	\$218,827.62	\$241,541.18
Tenant Improvements rent,	\$ 50,350.87	\$ 50,350.87	\$ 0.00
Operating Costs,	\$ 78,704.12	\$ 78,704.12	\$ 78,704.12
Building Specific Amortized Capital (BSAC),	\$ 651.28	\$ 651.28	\$ 0.00
Total Annual Rent	\$327,725.83	\$348,533.89	\$320,245.30

¹Shell rent calculation

(Firm Term) Years 1 – 5, \$26.98 per RSF multiplied by 7,622 RSF.

(Firm Term) Years 6 – 10, \$28.71 per RSF multiplied by 7,622 RSF.

(Non Firm Term) Years 11 – 15, \$31.69 per RSF multiplied by 7,622 RSF.

²The Tenant Improvement Allowance of \$53.283600 per ABOA SF is amortized at a rate of 5.5 percent per annum over the 10 year firm term.

³Operating Costs rent calculation: \$10.325914458 per RSF multiplied by 7,622 RSF; will be subject to annual adjustment per Par. 2.09.

⁴Building Specific Amortized Capital (BSAC) of \$5,001.00 are amortized at a rate of 5.5 percent per annum over the 10 year firm term.

1.15 OPERATING COST BASE (SEP 2013)

Effective 3/01/18 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 \$10.325914458 per RSF (\$78,704.12/annum).

6.07 JANITORIAL SERVICES (JUN 2012)

The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance. Facilities should be clean between the hours of 7:00 a.m. and 5:30 p.m.

A. Daily. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures, and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Space.

B. Three times a week. Sweep or vacuum stairs.

C. Weekly. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking

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areas, and driveways (weather permitting).

- D. Every two weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.
- E. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor.
- F. Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.
- G. Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages.
- H. Twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms. Strip and refinish main corridors and other heavy traffic areas.
- I. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.
- J. Every two years. Shampoo carpets in all offices and other non-public areas.
- K. Every five years. Dry clean or wash (as appropriate) all draperies.
- L. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.
- M. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).
- N. Barrier Wall Maintenance.
- Monthly, thoroughly dust furniture. Spot clean all wall surfaces within 70 inches of the floor.
 - Four times a year, Dust wall surfaces within 70 inches of the floor
 - Four times a year, wash all interior and exterior windows and other glass surfaces.
 - Annually, Vacuum or dust all surfaces in the Building more than 70 inches from the floor.
 - Plain unscented dish soap and water can be used with a cotton wash cloth to wipe down the windows and clean the demountable walls. No product that is listed as "environmentally friendly" should be used to clean the windows, as enzymes will streak the windows after several months of use. Do not use paper products on the window as that can scratch and dull the surface over time.
- O. Cork Floor Maintenance.
- DAILY MAINTENANCE: Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen. Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to clean spills, dirt buildup and other debris. Rinse the floor afterwards with clean water. Allow floor to dry before allowing foot traffic.
 - ROUTINE MAINTENANCE: Ensure that initial maintenance has been conducted prior to conducting routine

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maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to apply cleaning solution to the area and let stand for 5-10 minutes. If using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. If using an auto-scrubber, scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing. Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing). Once clean, dry buff area with a low-speed, rotary floor machine (175 - 350 RPM) and a polishing brush attachment or or a 3M 4100 White Super Polish Pad. Depending on traffic, routine maintenance will need to be performed regularly within the first year of the installation. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

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