GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-09P-LCA03405
ADDRESS OF PREMISES 171 East Compton Boulevard Compton, CA 90220	PDN Number: N/A

THIS AMENDMENT is made and entered into between **COMPTON COMMERCIAL RENAISSANCE PLAZA, LLC**

whose address is: 3800 S. CRENSHAW BOULEVARD
LOS ANGELES, CA 90008

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 establish beneficial occupancy.

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:

To establish the beneficial occupancy date of the Lease

Accordingly, paragraph "LEASE TERM", 1.03(A) and 1.05 are deleted in their entirety and replaced with the following and paragraph 1.04 is amended as follows:

LEASE TERM

To Have and To Hold the said Premises with it appurtenances for the term beginning on October 1, 2016 and continuing through September 30, 2031 (15 Years, 10 Years Firm), subject to termination and renewal rights as may be hereinafter set forth.

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:

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: [redacted]

Signature: [redacted]
Name: Lonnie Burkey Barry Bakewell SR
Title: Managing Member
Entity Name: Compton Commercial Renaissance Plaza, LLC
Date: 10/18/2016

FOR THE GOVERNMENT: [redacted]

Signature: [redacted]
Name: Veronica Montoya
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 10/19/16

WITNESSED FOR THE LESSOR BY: [redacted]

Signature: [redacted]
Name: Yoshiko Mazer
Title: CFO
Date: 10/08/16

	10/01/2016 – 09/30/2026 (FIRM TERM)	10/01/2026 – 09/30/2031 (NON FIRM TERM)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT[1]	$244,099.24	$273,369.60
TENANT IMPROVEMENTS RENT[2]	$0.00	$0.00
OPERATING COSTS[3]	$ 64,540.80	$ 64,540.80
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)[4]	$0.00	$0.00
TOTAL ANNUAL RENT[5]	**$308,640.04**	**$337,910.40**

[1]Shell rent calculation:
(Firm Term) $28.2522 per RSF multiplied by 8,640 RSF
(Non Firm Term) $31.64 per RSF multiplied by 8,640 RSF
[2]The Tenant Improvement Allowance is $383,616.00. Total Tenant Improvement will be amortized at a rate of 4.5 percent per annum effective upon acceptance Tenant Improvements through 9/30/2026.
[3]Operating Costs rent calculation: $7.47 per RSF multiplied by 8,640 RSF
[4]Building Specific Amortized Capital (BSAC) is $103,230.25. BSAC will be amortized at a rate of 4.5 percent effective upon acceptance of BSAC through 9/30/2026.
[5] One (1) month's rent is free (inclusive of shell rent, operating rent, TI and BSAC) will be effective upon acceptance of TI and BSAC.

1.04 BROKER COMMISSION AND COMMISSION CREDIT

The Broker Commission and Commission Credit due under paragraph 1.04 of the lease may be modified upon acceptance of BSAC and Tenant Improvements, which will be documented in a subsequent lease amendment. The amount of Broker Commission and Commission Credit may be adjusted accordingly based on final costs.

1.05 TERMINATION RIGHTS

The Government may terminate this Lease, in whole or in part, at any time effective after September 30, 2026, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rent shall accrue after the effective date of termination.

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

INITIALS: _____ LESSOR & _____ GOVT