

LEASE NO. GS-09P-LCA03439

Standard Lease
GSA FORM L201C (May 2015)

This Lease is made and entered into between

CPF 33 New LLC

(Lessor), whose principal place of business is 2321 Rosecrans Avenue, Suite 4225, El Segundo, CA 90245-4903, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

33 New Montgomery Street, Suites 1600 and 1200, San Francisco, CA 94105-4506

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

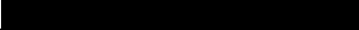
To Have and To Hold the said Premises with its appurtenances for the following term:

10 Years, 5 Years Firm, commencing May 1, 2016 and continuing through April 30, 2026

subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

Signature: 

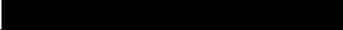
Name: Benjamin Green

Title: Vice President

Entity Name: CPF 33 New LLC

Date: 6/2/16

FOR THE GOVERNMENT:

Signature: 

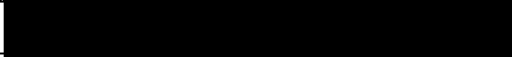
Name: Gabriel Shuken

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 6/3/16

WITNESSED FOR THE LESSOR BY:

Signature: 

Name: Kelly King

Title: Vice President

Date: 6/2/16

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

A. Office and Related Space: 15,536 rentable square feet (RSF), yielding 12,311 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space comprised of 9,310 ABOA SF. located on the entire 16th floor, Suite 1600, and partial space of 3,001 ABOA SF located on the 12th floor, Suite 1200, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as 18 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 4 non-reserved parking spaces within the Hearst Parking Garage, 45 Third Street, San Francisco, CA as depicted on the plan attached hereto as Exhibit A-1, of which 4 shall be structured/inside parking spaces located within the Hearst Parking Garage, 45 Third Street, San Francisco, CA, and 0 shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of current telecommunications equipment at all times during the term of this Lease. The Government will continue to maintain its current rooftop equipment.

1.03 RENT AND OTHER CONSIDERATION (APR 2015)

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

PERIOD	SHELL RENT ¹ (ANNUAL RENT)	TENANT IMPROVEMENT RENT ² (ANNUAL RENT)	OPERATING COSTS ³ (ANNUAL RENT)	BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴ (ANNUAL RENT)	PARKING ⁵ (ANNUAL RENT)	ROOFTOP ANTENNA ⁶ (ANNUAL RENT)	TOTAL ANNUAL RENT
05/01/2016- 04/30/2017	\$ 924,959.00	\$0.00	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,113,020.00
05/01/2017- 04/30/2018	\$ 957,584.60	\$0.00	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,145,645.60
05/01/2018- 04/30/2019	\$ 991,188.97	\$0.00	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,179,249.97
05/01/2019- 04/30/2020	\$1,025,801.47	\$0.00	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,213,862.47
05/01/2020- 04/30/2021	\$1,061,452.34	\$0.00	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,249,513.34
05/01/2021- 04/30/2022	\$1,098,172.74	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,288,993.74
05/01/2022- 04/30/2023	\$1,135,994.75	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,326,815.75
05/01/2023- 04/30/2024	\$1,174,951.43	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,365,772.43
05/01/2024- 04/30/2025	\$1,215,076.80	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,405,897.80
05/01/2025- 04/30/2026	\$1,256,405.93	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,447,226.93

Rental Rate Summary Table

	SHELL RENT (\$/RSF)	PARKING RENT (\$/RSF)	ANTENNA RENT (\$/RSF)
05/01/2016- 04/30/2017	\$ 59.536496	\$1.390319	\$0.251030
05/01/2017- 04/30/2018	\$ 61.636496	\$1.390319	\$0.251030
05/01/2018- 04/30/2019	\$ 63.799496	\$1.390319	\$0.251030
05/01/2019- 04/30/2020	\$ 66.027386	\$1.390319	\$0.251030
05/01/2020- 04/30/2021	\$ 68.322113	\$1.390319	\$0.251030
05/01/2021- 04/30/2022	\$ 70.685681	\$1.529351	\$0.289650
05/01/2022- 04/30/2023	\$ 73.120156	\$1.529351	\$0.289650
05/01/2023- 04/30/2024	\$ 75.627667	\$1.529351	\$0.289650
05/01/2024- 04/30/2025	\$ 78.210402	\$1.529351	\$0.289650
05/01/2025- 04/30/2026	\$ 80.870619	\$1.529351	\$0.289650

¹Shell rent calculation: Summarized in Rental Rate Summary Table above

²The Tenant Improvement Allowance, not to exceed a maximum of \$805,582.60, will be amortized after acceptance of TIs by the Government at a rate of 8 percent per annum over the remaining firm term of the Lease. The amount of the final Tenant Improvement Allowance, the date of the Government's acceptance of TIs, and applicable rental adjustments will be memorialized by Lease Amendment.

³Operating Costs rent calculation: \$10.463504 per RSF multiplied by 15,536 RSF.

⁴Building Specific Amortized Capital (BSAC), not to exceed a maximum of \$307,775.00, will be amortized after acceptance of TIs by the Government at a rate of 8 percent per annum over the remaining firm term of the Lease. The amount of the final BSAC, the date of the Government's acceptance of BSAC, and applicable rental adjustments will be memorialized by Lease Amendment.

⁵Parking costs summarized in Rental Rate Summary Table above.

⁶Rooftop Antenna costs summarized in Rental Rate Summary Table above.

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 12,311 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

E. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

F. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

G. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

H. Parking shall be provided at a rate of \$450.00 per parking space per month (structured/inside) during the first five years of the lease. Parking rent shall increase to \$495.00 per parking space per month for years 6 through 10 of the lease. Parking will be provided per Exhibit A-1 within the Hearst Parking Garage, located at 45 Third Street, San Francisco, CA, per third party contract between the Lessor and the garage operator.

I. Rooftop space for installation of Government's antenna equipment shall be provided at an annual rate of \$3,900.00 during the first five years of the lease and shall increase to \$4,500.00 years 6 through 10 of the lease.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. Carpenter/Robbins Commercial Real Estate, Inc. subcontractor for Savills Studley, 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 Carpenter/Robbins Commercial Real Estate, 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 \$92,751.67 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.*

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 365 days' prior written notice to the Lessor. Notice to terminate the lease by the Government may not be given earlier than May 2, 2021. 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 rental shall accrue after the effective date of termination.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (APR 2015)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN	2	A
PARKING PLAN	1	A-1
SECURITY REQUIREMENTS	9	B
SECURITY UNIT PRICE LIST	3	C
GSA FORM 3517B GENERAL CLAUSES	46	D
GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY)	3	E
ARCHITECTURAL SERVICES, 2016 FEE SCHEDULE	1	F

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$65.44 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount will be amortized in the rent over the Firm Term of this Lease at an annual interest rate of 8 percent.

1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in Tenant Improvement rent according to the agreed-upon amortization rate over the Firm Term.

C. If it is anticipated that the Government will spend more than the allowance identified above, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (\$ PER RSF)	ACTUAL COSTS, NTE \$20/RSF, BASED UPON LEASE EXHIBIT "F", ARCHITECTURAL SERVICES 2016 FEE SCHEDULE
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	5%

1.11 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)

For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is **\$25.00** per ABOA SF. The Lessor will make the total BSAC amount available to the Government, which will use the funds for security related improvements. This amount will be amortized in the BSAC rent over the Firm Term of this lease at an annual interest rate of 8 percent.

1.12 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions about the use of the Building Specific Amortized Capital (BSAC). The Government may use all or part of the BSAC. The Government may return to the Lessor any unused portion of the BSAC in exchange for a decrease in the BSAC rent (where applicable) according to the agreed-upon amortization rate over the Firm Term.

B. The Government may elect to make lump-sum payments for any work covered by the BSAC. The part of the BSAC amortized in the BSAC rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay a lump sum for any part or all of the remaining unpaid amortized balance of the BSAC. If the Government elects to make a lump-sum payment for the BSAC after occupancy, the payment of the BSAC by the Government will result in a decrease in the BSAC rent according to the amortization rate over the Firm Term of the Lease.

C. If it is anticipated that the Government will spend more than the BSAC identified above, the Government may elect to:

1. Reduce the security countermeasure requirements;
2. Pay a lump sum for the amount overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph; or
3. Negotiate an increase in the rent.

1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 6.44 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 15,536 RSF by the total Building space of 241,124 RSF.

1.14 INTENTIONALLY DELETED

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 **\$10.463504** per RSF (\$162,561.00/annum).

1.16 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **\$0.50** per ABOA SF of Space vacated by the Government.

1.17 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- **\$175.00** per hour for the entire Space.

1.18 INTENTIONALLY DELETED

1.19 INTENTIONALLY DELETED

1.20 INTENTIONALLY DELETED