

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA03440
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES: 4643 Quail Lakes Drive, Floors 1 and 2 Stockton, CA 95207-5269	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between

**Empire Real Estate**

whose address is: 4643 Quail Lakes Drive, Suite 123,  
Stockton, CA 95207-5269

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

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 amend square footage, rental rates, parking requirements, percentage of occupancy and operating tax base, adjust tenant improvement costs and clarify Government's rights regarding maintenance and repair of leased premises. In this regard, Paragraph 6.11C is hereby been added and Paragraphs 1.01, 1.02A and 1.03, 1.13 and 1.15 are hereby deleted and substituted therefore:

**"1.01 THE PREMISES (JUNE 2012)**


The Premises are described as follows:

- A. Office and Related Space: 12,015 rentable square feet (RSF), yielding 10,463 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1<sup>st</sup> and 2<sup>nd</sup> floors of the Building, location to be memorialized upon beneficial occupancy.
- B. Common Area Factor: The Common Area Factor (CAF) is established as 1.148332% percent. This factor,


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:**

Signature:   
Name: CHRISTOPHER BENNETT  
Title: OWNER  
Entity Name: EMPIRE  
Date: 4-13-2016

**FOR THE GOVERNMENT:**

Signature:   
Name: Eric Johnson  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 4/14/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: Deborah Paquila  
Title: Accounting Mgr  
Date: 4/14/16

