

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u> 3 </u>
	TO LEASE NO. GS-09B-03037
LEASE AMENDMENT	
ADDRESS OF PREMISES 160 N STEPHANIE STREET HENDERSON, NV 89074-8829	PDN Number:

THIS AGREEMENT, made and entered into this date by and between Henderson Beltway, LLC whose address is: 1971 W 190th St, STE 100 Torrance, CA 90504-6235

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

WHEREAS, the parties hereto desire to amend the above Lease by establishing beneficial occupancy and restate the rent table.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, August 5, 2013, as follows:

The following paragraph of page 1 of the lease is hereby deleted and replaced with the following:

TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on August 5, 2013 thru August 4, 2023 for a period of

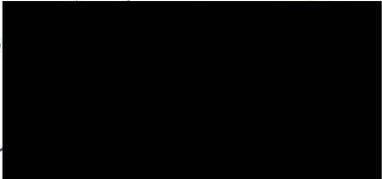
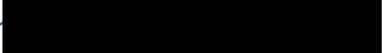
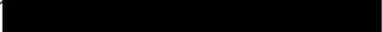
Ten (10) Years, Five (5) Years Firm,

Subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration.

This Lease Amendment contains 3 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: 
Title: Authorized Rep
Entity Name: HENDERSON BELTWAY LLC
Date: AUGUST 19, 2013

FOR THE GOVERNMENT: 
Name: Inger Whittfield
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: 8/20/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Property Accountant
Date: 8/19/13

Paragraph 1.03 is hereby deleted and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION

- A. The term beginning on August 5, 2013 and continuing thru August 4, 2023, ten (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The Government shall pay the lessor annual rent payable monthly in arrears at the following rates.

Year 1	\$/RSF/Year	Annual Rent	Monthly Rent
Building Shell Rent	\$15.00	\$435,000.00	\$36,250.00
Tenant Improvement Costs	\$0.00	\$0.00	\$0.00
Operating Costs	\$5.50	\$159,500.00	\$13,291.67
Total	\$20.50	\$594,500.00	\$49,541.67

Years 2-5	\$/RSF/Year	Annual Rent	Monthly Rent
Building Shell Rent	\$18.00	\$522,000.00	\$43,500.00
Tenant Improvement Costs	\$0.00	\$0.00	\$0.00
Operating Costs	\$5.50	\$159,500.00	\$13,291.67
Total	\$23.50	\$681,500.00	\$56,791.67

Years 6-10	\$/RSF/Year	Annual Rent	Monthly Rent
Building Shell Rent	\$18.00	\$522,000.00	\$43,500.00
Tenant Improvement Costs	\$0.00	\$0.00	\$0.00
Operating Costs	\$5.50	\$159,500.00	\$13,291.67
Total	\$23.50	\$681,500.00	\$56,791.67

INITIALS:  LESSOR &  GOVT