THIS AGREEMENT, made and entered into between OR-Congress Center Limited Partnership
whose address is 235 Montgomery Street, 16th Floor
San Francisco, CA 94101-1793
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 decrease the Tenant Improvement Allowance due to credits for a reduced Tenant Improvement scope of work and Lump Sum Payment for Tenant Improvement work; to accept delivery of Tenant Improvements as of November 25, 2014; to adjust the rent based on the acceptance of Tenant Improvements; to adjust the Broker Commission and Commission Credit paragraph; to authorize Change Order #1; and to provide Lump Sum Payment invoicing instructions.

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 Government execution, as follows:

Lease Paragraphs 1.03 A., 1.04, AND 1.08 are hereby deleted in their entirety and replaced below. Paragraphs 7.05 and 7.06 are added. Exhibits LA4-1 and LA4-2 are attached.

*1.03 RENT AND OTHER CONSIDERATION (SEP 2012)
A. The Government shall pay the Lessor annual rent per the table below. Rent is payable in monthly installments in arrears.

<table>
<thead>
<tr>
<th>RENT PERIOD</th>
<th>SHELL RENT1</th>
<th>AMORTIZED TENANT IMPROVEMENT COSTS2</th>
<th>OPERATING COSTS3</th>
<th>TOTAL ANNUAL RENT</th>
<th>MONTHLY RENT4</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/25/14-11/24/14</td>
<td>$831,243.40</td>
<td>$0.00</td>
<td>$332,152.02</td>
<td>$1,154,395.42</td>
<td>$96,199.62</td>
</tr>
<tr>
<td>11/25/14-9/24/24</td>
<td>$831,243.40</td>
<td>$177,989.99</td>
<td>$332,152.02</td>
<td>$1,332,385.41</td>
<td>$111,032.12</td>
</tr>
</tbody>
</table>

1Shell rent calculation: Years 5-15, $16.90 per RSF multiplied by 49,186 RSF
2Amortized Tenant Improvement Costs: 20 years at 6.00% per annum for the remaining 10 years, subject to Par. 1.08 of this Lease.
3Operating Costs rent calculation: $0.25 per RSF multiplied by 49,186 RSF
4Monthly Rent does not reflect Commission Credit per Section 1.04 of this lease.

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 have subscribed their names as of the below date.

FOR THE

Signature: ____________________________
Name: _______________________________
Title: _______________________________
Entity Name: _________________________
Date: ________________________________

FOR THE GOVERNMENT

Signature: ____________________________
Name: _______________________________
Title: _______________________________
GSA, Public Buildings Service,
Date: ________________________________

WITNESSED

Signature: ____________________________
Name: _______________________________
Title: _______________________________
Date: ________________________________
1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. Carpenter/Robbins Commercial Real Estate 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 annual 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:

<table>
<thead>
<tr>
<th>Month</th>
<th>Rental Payment</th>
<th>Prorated Commission Credit</th>
<th>Adjusted Monthly Rent*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$96,199.62</td>
<td></td>
<td>$96,199.62</td>
</tr>
<tr>
<td>2</td>
<td>$96,199.62</td>
<td></td>
<td>$96,199.62</td>
</tr>
<tr>
<td>3</td>
<td>$111,032.12</td>
<td></td>
<td>$111,032.12</td>
</tr>
<tr>
<td>4</td>
<td>$111,032.12</td>
<td></td>
<td>$111,032.12</td>
</tr>
<tr>
<td>5</td>
<td>$111,032.12</td>
<td></td>
<td>$111,032.12</td>
</tr>
</tbody>
</table>

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is $1,319,668.78 (a blended rate rounded to $32.20 per ABOA SF). The TIA is the amount that the Lessor shall make available for the Government to be used for Tenant Improvements. This amount will be amortized in the rent at a rate of 6.00 percent per annum over the remaining firm term.

7.06 APPROVED CHANGE ORDER, LUMP SUM TOTAL COST, AND LUMP SUM PAYMENT INVOICING INSTRUCTIONS (PS0030674)

A. Change Order #1, for the [REDACTED] dedicated circuit change, in the amount [REDACTED], is hereby authorized by the Government, and included in the Lump Sum invoice total cost in Paragraph 7.06 B.

B. Upon completion of the space by the Lessor and inspection and acceptance thereof by the Government, the Government shall reimburse the Lessor in a Lump Sum payment. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements. Payment will be due only for items: (a) listed in this paragraph and described in Exhibit LA4-1 attached hereto (Section B), which includes all Tenant Improvement Allowance work previously allocated to the [REDACTED] and the addition of electrical circuits, authorized via Change Order #1 (Exhibit LA4-2), and reduced by a credit for magnetometer repositioning not performed, for a lump sum total not to exceed [REDACTED] and (b) which is further described as work shown on the Government's approved layouts and as modified by Change Order #1.

C. Invoices for Lump Sum Items: The original invoice must be submitted electronically to www.finance.gsa.gov with a courtesy copy to the GSA Contracting Officer at frances.manning@gsa.gov. A proper invoice must include the following: invoice date; name of the Lessor as shown on the Lease; lease contract number, building address, and a description, price and quantity of the items delivered; GSA PDN NUMBER PS0030674. If the invoice is not submitted on company letterhead, the person(s) with whom the lease contract is made must sign it.
D. Title to items for which the Government makes a Lump Sum Payment shall vest in the Government. These items can be removed in a commercially reasonable fashion by the Government at any time. The Lessor waives any restoration in connection with these items. Unless the Government has removed the items from the Premises, the Lessor shall remain responsible for maintenance and repair of all items provided by the Lessor under this lease. If, after the lease term or any extensions, renewals, or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor. This paragraph shall also apply throughout the term of the lease to any work requested by the Government after occupancy.

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

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