**GENERAL SERVICES ADMINISTRATION**
**PUBLIC BUILDINGS SERVICE**

<table>
<thead>
<tr>
<th>LEASE AMENDMENT</th>
<th>LEASE AMENDMENT No. 01</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS OF PREMISES</td>
<td>TO LEASE NO. GS-09P-LCA03012</td>
</tr>
<tr>
<td>744 La Guardia</td>
<td>PDN Number:</td>
</tr>
<tr>
<td>Salinas, California 9390-3358</td>
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</tbody>
</table>

**THIS AMENDMENT** is made and entered into between **Salinas Airport Business Center**
whose address is: 295 Main Street, Suite 500, California 93901
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 Government execution as follows:

Accordingly, paragraph “Lease term” and 1.03 A, and 1.05 are deleted in their entirety and replaced with the following:

**LEASE TERM**

To Have and To Hold the said Premises with its appurtenances for the term beginning on **March 1, 2016 and continuing through February 28, 2026** (10 Years, 5 Years Firm), subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains (2) page.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature:  
Name:  
Title: Owner / Managing Partner  
Entity Name: Salinas Airport Business Center  
Date: 3-2-16

**FOR THE GOVERNMENT:**

Signature:  
Name:  
Title: Lease Contracting Officer  
Service: General Services Administration, Public Buildings  
Date: March 3, 2016

**WITNESSED FOR THE LESSOR BY:**

Signature:  
Name: Michael Kobrinsky  
Title: Manager  
Date: 3-2-16

Lease Amendment Form 12/12
Paragraph 1.03 has been deleted and replaced with the following as shown below:

1.03 Rent and Other Consideration (Sep 2013)

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

<table>
<thead>
<tr>
<th>MONTHS</th>
<th>ANNUAL RENT ☭</th>
<th>ANNUAL RENT ☭</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARCH 1, 2016 - FEBRUARY 28, 2021</td>
<td>$125,264.00</td>
<td>$132,936.42</td>
</tr>
<tr>
<td>FEBRUARY 28, 2021 - FEBRUARY 28, 2026</td>
<td>$82,003.29</td>
<td>$0.00</td>
</tr>
<tr>
<td>$24,583.06</td>
<td>$39,458.16</td>
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<tr>
<td>TOTAL ANNUAL RENT ☭</td>
<td>$231,850.35</td>
<td>$172,394.58</td>
</tr>
</tbody>
</table>

1. Shell rent calculation:
   (Firm Term) $16.00 per RSF multiplied by 7,829 RSF
   (Non Firm Term) $16.98 per RSF multiplied by 7,829 RSF

2. The Tenant Improvement Amortized is $353,472.20 at a rate of 6 percent per annum over 5 years.

3. Operating Costs rent calculation:
   (Firm Term) $3.14 per RSF multiplied by 7,829 RSF
   (Non Firm Term) $5.04 per RSF multiplied by 7,829 RSF

1.05 Termination Rights (Aug 2011)

The Government may terminate this Lease in whole or in part, at any time effective after February 28, 2021, by providing not less than 60 day 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.