

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1 TO LEASE NO. <b>GS-09B-03139</b>
ADDRESS OF PREMISES: <b>810 Vaca Valley Parkway Vacaville, CA 95688</b>	PDN Number:

**THIS AMENDMENT** is made and entered into between **THIS AMENDMENT** is made and entered into between **Buzz Oates LLC**, a California limited liability company, **2009 Rabin Family Trusts under Irrevocable Trust Agreement dated December 8, 2009**, to be held one-fourth by each Family Trust, **The Bernard Osher Trust, U/T/A dated March 8, 1988, Philip D. Oates, OK&B, LLC**, a Delaware limited liability company, and **OBF, LLC**, a Delaware limited liability company

whose address is: **8615 Elder Creek Rd., Sacramento, CA 95828**

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

**WHEREAS**, the parties desire to amend the above Lease in order to establish beneficial occupancy on 7/16/2015.

**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:

**Lease term paragraph is amended as follows:**

**LEASE TERM**

To Have and To Hold the said Premises with their appurtenances for the term beginning on July 16<sup>th</sup>, 2015 and continuing for a period of

10 Years, 5 Years Firm,

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

**1.03 RENT AND OTHER CONSIDERATION**

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

	Shell Rent per Rsf/Yr	Operating Expenses per Rsf/Yr	Tenant Improvements per RSF/Yr	Total Annual Rent per Rsf/Yr	Total Annual Rent
7/16/2015	\$14.88	\$7.80	\$7.48393	\$30.16393	\$143,037.36
7/16/2020	\$13.68	\$9.00	\$7.48393	\$30.16393	\$143,037.36

Rent shall not be adjusted for changes in taxes or operating costs.

**Section 25 of Exhibit A is hereby amended:**

1364 A, Section 25 Additional Terms and Conditions

- Government will be responsible for a termination penalty during 'soft term' or years 6-10 of the Lease of unamortized TI allowance of \$243,753.10. TI allowance is amortized over 10 years at 8% interest.

-----Continued on Page 2-----

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

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

**FOR THE LESSOR:**

**2009 Rabin Family Trusts under Irrevocable Trust Agreement dated December 8, 2009, to be held one-fourth by each Family Trust**

By: \_\_\_\_\_

**FOR THE GOV**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service,  
Date: 1/5/16

**The Bernard Osher Trust, U/T/A dated March 8, 1988**

By: \_\_\_\_\_  
Bernard Osher, Trustee

**Philip D. Oates**

**OBF, LLC, a Delaware limited liability company**

By: Oates Advisors LLC, a California limited liability company, Manager

By: \_\_\_\_\_  
Larry E. Allbaugh, Manager

**Buzz Oates LLC, a California limited liability company**

By: Oates Advisors LLC, a California limited liability company, Manager

By: \_\_\_\_\_  
Larry E. Allbaugh, Manager

**OK&B, LLC, a Delaware limited liability company**

By: Buzz Oates LLC, a California limited liability company, Manager

By: Oates Advisors LLC, a California limited liability company, Manager

By: \_\_\_\_\_  
Larry E. Allbaugh, Manager

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

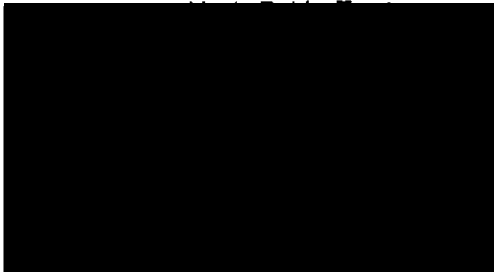
All other terms and conditions of the lease shall remain in full force and effect.

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

**FOR THE LESSOR:**

**2009 Rabin Family Trusts under Irrevocable Trust Agreement dated December 8, 2009,**  
to be held one-fourth by each Family Trust

By: \_\_\_\_\_



dated March 8, 1988

**OBF, LLC**, a Delaware limited liability company

By: Oates Advisors LLC, a California limited liability company, Manager

By: \_\_\_\_\_  
Larry E. Allbaugh, Manager

**Buzz Oates LLC**, a California limited liability company

By: Oates Advisors LLC, a California limited liability company, Manager

By: \_\_\_\_\_  
Larry E. Allbaugh, Manager

**OK&B, LLC**, a Delaware limited liability company

By: Buzz Oates LLC, a California limited liability company, Manager

By: Oates Advisors LLC, a California limited liability company, Manager

By: \_\_\_\_\_  
Larry E. Allbaugh, Manager

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service,  
Date: 11/5/16

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

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

**FOR THE LESSOR:**

**2009 Rabin Family Trusts under Irrevocable Trust Agreement dated December 8, 2009,**  
to be held one-fourth by each Family Trust

By: \_\_\_\_\_  
Varda Rabin, Trustee

**The Bernard Osher Trust, U/T/A dated March 8, 1988**

By: \_\_\_\_\_  
Bernard Osher, Trustee

\_\_\_\_\_  
Philip D. \_\_\_\_\_

**OBF, LLC, a Delaware limited liability company**

By: Oates Advisors LLC, a California limited liability company

By: \_\_\_\_\_  
Larry \_\_\_\_\_ger

**Buzz Oates \_\_\_\_\_ limited liability company**

By: Oates Advisors LLC, a California limited liability company,

By: \_\_\_\_\_  
Larry \_\_\_\_\_ger

**OK&B, LLC, a \_\_\_\_\_ liability company**

By: Buzz Oates LLC, a California limited liability company, Manager

By: Oates Advisors LLC, a California limited liability company

By: \_\_\_\_\_  
Larry \_\_\_\_\_anager

WITNESSED FOR \_\_\_\_\_ BY: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service,  
Date: 1/5/16