GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

ADDRESS OF PREMISES:
810 Vaca Valley Parkway
Vacaville, CA 95688

PDN Number:

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/Adated 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

designated as 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 16th, 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:

<table>
<thead>
<tr>
<th></th>
<th>Shell Rent per Rsf/Yr</th>
<th>Operating Expenses per Rsf/Yr</th>
<th>Tenant Improvements per Rsf/Yr</th>
<th>Total Annual Rent per Rsf/Yr</th>
<th>Total Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/16/2015</td>
<td>$14.88</td>
<td>$7.80</td>
<td>$7.48393</td>
<td>$30.16393</td>
<td>$143,037.36</td>
</tr>
<tr>
<td>7/16/2020</td>
<td>$13.68</td>
<td>$9.00</td>
<td>$7.48393</td>
<td>$30.16393</td>
<td>$143,037.36</td>
</tr>
</tbody>
</table>

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: ____________________________

The Bernard Osher Trust, UTIA 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: ____________________________

FOR THE GOVERNMENT:

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: __________________________________________

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: _____________

INITIALS: __________________________
LESSOR & GOVT.
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: ________________________________

By: ________________________________

Oates Advisors LLC, a California limited liability company

Larry Oates, Manager

Buzz Oates LLC, a California limited liability company

By: ________________________________

By: ________________________________

Oates Advisors LLC, a California limited liability company

Larry Oates, Manager

OK&B, LLC, a California limited liability company

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

By: ________________________________

By: ________________________________

Oates Advisors LLC, a California limited liability company

Larry Oates, Manager

WITNESSED FOR: __________________

By: ________________________________

Signature: __________________________

Name: ______________________________

Title: ______________________________

Date: ______________________________

FOR THE GOVERNMENT:

Signature: __________________________

Name: ______________________________

Title: Lease Contracting Officer

Entity Name: GSA, Public Buildings Service,

Date: 11/6/16

INITIALS: __________________ & ____________________

LESSOR GOV'T.