

"10. The Government shall pay the Lessor annual rent as follows:

- i. For months 1 through 60 annual rent of \$1,664,301.86 at the rate of \$138,691.82 per month in arrears (\$27.00 per rsf per annum, comprised of \$13.51/rsf for shell, \$6.50/rsf for operating costs, and \$6.99/rsf for amortized T.I.s).
- ii. For months 61 through 132 annual rent of \$2,002,975.00 at the rate of \$166,914.58 per month in arrears (\$32.50 per rsf per annum, comprised of \$19.01/rsf for shell, \$6.50/rsf for operating costs, and \$6.99/rsf for amortized T.I.s).

A. Rent for a lesser period shall be prorated. Rent shall be payable to:

University Business Park, LLC
2857 Mission Street
Santa Cruz, CA 95060-5756

B. Rent will be due on the first workday of each month. If the date of the lease commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date.

C. Rent shall be paid through Electronic Fund Transfer (EFT)."

"16. **TENANT IMPROVEMENT ALLOWANCE:** The maximum Tenant Improvement Allowance was established by Paragraph 3.2 of the SFO, "Tenant Improvements Included in Offer" as \$51.06 per ANSI/BOMA Office Area Square Foot. The Tenant Improvement Allowance shall be amortized over the eleven (11) year firm term of the lease agreement at an interest rate (amortization rate) of 8 % per year. This amortization term and interest rate shall be applied to the 2,020 square feet of expansion space. The total amount of Tenant Improvements to be amortized shall be \$3,146,827.80 (\$51.06 X 61,630 ANSI/BOMA Office Area Square Feet)."

This lease, upon execution, contains the entire agreement on the parties and no other prior written or oral agreement, expressed or implied, shall be admissible to contradict the provisions of this lease.

Lessor 

Government 