

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE:

SEP 14 2009

LEASE No. GS-09B-02355

THIS LEASE, made and entered into this date between 550 Corporate Center Investment Group, Inc.,

whose address is: 601 108<sup>th</sup> Avenue NE, Suite 1900  
Bellevue, WA 98804

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:  
8,424 rentable square feet (r.s.f.), yielding 7,200 ANSI/BOMA Office Area square feet and related space located on the 9th floor at the 550 Corporate Center Building, 550 West "C" Street, San Diego, California, 92101, together with eleven (11) structured, unreserved, access controlled parking spaces, as depicted on the attached First generation blue-line plan (Exhibit A) ("the "Premises") to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on the day the space is accepted by the Government as complete and ready for occupancy through the following ten (10) years, eight (8) years firm term in accordance with the Paragraph entitled "Inspection of Premises" herein, subject to termination rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent as follows:

Months	Shell Rate (r.s.f. per year)	Annual Base Year Service Cost (r.s.f. per year)	Annual Amortized T.I.'s (r.s.f. per year)	Annual Total Rent (r.s.f. per year)	Total Monthly Rent	Total Annual Rent
1 - 5	\$ 0.000000	\$0.000000	\$0.000000	\$ 0.000000	\$ 0.00	\$ 0.00
6 - 48	\$28.623219	\$9.639957	\$3.106838	\$41.370014	\$29,041.75	\$348,501.00
49 - 96	\$29.973162	\$9.639957	\$3.106838	\$42.719957	\$29,989.41	\$359,872.92
97 - 120	\$35.629985	\$9.639957	\$0.000000	\$45.269943	\$31,779.50	\$381,354.00

The Government shall pay rent monthly, in arrears. Rent for a lesser period will be prorated. Rent shall be abated for the first five (5) months of the Lease. The cost for the 11 parking spaces referenced in Paragraph 1 of this SF-2 are included in the Shell Rent.

**Rent checks shall be payable to:**

550 Corporate Center Investment Group, Inc.  
601 108<sup>th</sup> Avenue NE, Suite 1900  
Bellevue, WA 98804

4. The Government may terminate this lease, in whole or in part, at any time on or after then end of the eight (8) year firm term by giving at least one hundred twenty (120) days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. PARAGRAPH 5 IS INTENTIONALLY OMITTED

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The eleven (11) parking spaces described in Paragraph 1 and parking spaces required by local code.
  - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's final construction drawings. Rent is subject to adjustment in accordance with Paragraph 1.10, "Tenant Improvement Rental Adjustment" of the SFO. All costs associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 1CA0589 and its attachments.
  - C. Adequate space for telecommunications antennae in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

7. The following are attached and made a part hereof:

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

- a) The Solicitation For Offers Number 1CA0589 (37 pages);
- b) GSA Form 3517B - dated November, 2005 (33 pages);
- c) GSA Form 3518 - dated January, 2007 (7 pages);
- d) Sheet numbers 1 - 2 containing Paragraphs 9 - 22 Attached To and Forming A Part of Lease No. GS-09B-02355;
- e) Exhibit A - Premises (1 page);
- f) Amendments No. 1, 2, 3, and 4.

8. The following changes were made in this lease prior to its execution:

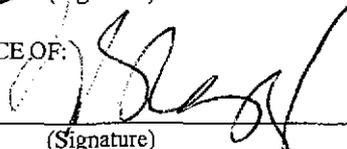
Paragraph 5 of this STANDARD FORM 2 was deleted in its entirety. Paragraphs 9 through 22 have been added.

LESSOR: ~~550 Corporate Center Investment Group, Inc.~~

BY  (Signature)

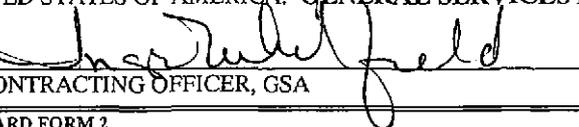
PAUL C. CHAPMAN

(Signature) EXECUTIVE VICE PRESIDENT

IN PRESENCE OF:  (Signature)

550 West CST #690 SD CA 92130  
(Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY  CONTRACTING OFFICER, GSA