

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE: 12/20/2010

LEASE No. GS-09B-02357

THIS LEASE, made and entered into this date between Sonnenblick Del Rio Norwalk, LLC

whose address is: 11911 San Vicente Boulevard, Suite 265
Brentwood, California 90049

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:
13,276 rentable square feet (r.s.f.), yielding approximately 11,544 ANSI/BOMA Office Area square feet and related space located on the second (2nd) Floor (Suite 250) at the Norwalk Government Center, 12440 East Imperial Highway, Norwalk, California 90650-3180, together with two (2) onsite, outside, reserved, surface parking spaces for the exclusive use of the Government employees and patrons, as depicted on the attached floor plans and site plan (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term of fifteen (15) years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. Design and construction of the space shall begin upon award of this lease in conformance with the Construction Schedule of Tenant Improvements paragraph of the attached Solicitation for Offers. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.

4. The Government may terminate this lease in whole or in part effective at any time after the tenth (10th) year of this lease by giving at least thirty (30) 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. two (2) onsite, outside, reserved, surface parking spaces as 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 approved Design Intent Drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 5.4 of the attachment sheets in the amounts specified therein. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 6CA0671 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices 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. Sheet no. 1-3 containing Paragraphs 9-22;
 - B. Amendment Number 1 to SFO 6CA0671 dated 02/25/2010 (page 1);
 - C. The Solicitation For Offers Number 6CA0671 dated 02/25/2010 (pages 1-48) (all references to SFO shall also refer to any Special Requirements and Amendments);
 - D. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05) (pages 1-33);
 - E. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 01/07)(pages 1-7);
 - F. Tax Identification number and Legal Description of property, (1 page);
 - G. Floor Plan (pages 1-2);
 - H. Site Plan.
 - I. Amendment 2 to SFO 6CA0671 dated 2/25/2010 (pages 1-2)
- 8. The following changes were made in this lease prior to its execution:

Paragraphs 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 22 have been added.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: Sonnenblick Del Rio Norwalk, LLC

BY

[Signature]
(Signature)

Robert Sonnenblick
(Signature)

IN PRESENCE OF:

[Signature]
(Signature)



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

BY

[Signature]
CONTRACTING OFFICER, GSA