

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

9/16/09

LEASE No. GS-09B-02373

THIS LEASE, made and entered into this date between : Maguire Properties – 3800 Chapman, LLC, a Delaware limited liability company

whose address is: 355 S. Grand Ave Ste 3300
Los Angeles, CA 90071-1508

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:
20,727 rentable square feet (r.s.f.), yielding approximately 18,160 ANSI/BOMA Office Area square feet and related space located on the 8th Floor at 3800 W. Chapman Avenue, Orange, CA 92868-1611, together with 25 outside onsite reserved parking spaces, as depicted on the attached *FLOOR PLAN* (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED
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 year of this lease by giving at least ninety (90) 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 25 parking space(s) 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 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. 8CA3052 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 9-23;
- b) The Solicitation For Offers Number 8CA3052 (pages 1-47) (all references to SFO shall also refer to any Special Requirements and Amendments);
- c) Special Requirements [Pages 1-26 and specification drawings (18 pages)];
- d) Amendment Number 1 (1 page)
- e) GSA Form 3517B (pages 1- ~~42~~ 336^f);
- f) GSA Form 3518 (pages 1-7)
- g) Small Business Plan (Pages 1-16);
- h) Floor Plan (Exhibit "A", Page 1).

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

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 23 have been added.

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

LESSOR: Maguire Properties - 8800 Chapman, LLC, a Delaware limited liability company

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

(Address)

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

BY

CONTRACTING OFFICER, GSA