

STANDARD FORM 2  
FEBRUARY 1965 EDITION  
GENERAL SERVICES  
ADMINISTRATION  
FPR (41CFR) 101-6.601

## U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE:

8/24/2010

LEASE No. GS-09B-02605

THIS LEASE, made and entered into this date between Pacific Corporate Towers, LLC

whose address is: 200 North Sepulveda Blvd, Suite 650  
El Segundo, CA 90245-5623

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:  
8,406 rentable square feet (r.s.f.), yielding approximately 7,316 ANSI/BOMA Office Area square feet and related space located on the 7th Floor (Suite 740) at the Pacific Corporate Towers 222 North Sepulveda Blvd, El Segundo, California 90245, together with 10 reserved and 32 unreserved onsite parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 HAS BEEN INTENTIONALLY OMITTED.
3. PARAGRAPH 3 HAS BEEN INTENTIONALLY OMITTED.
4. The Government may terminate this lease in whole or in part effective any time after the fifth year of this lease giving at least 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 HAS BEEN INTENTIONALLY OMITTED.

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6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The 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 approved Design Intent Drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 3.3 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. 9CA2506 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:

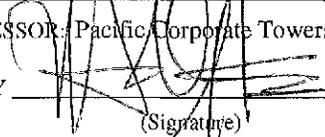
- a) Sheet no. 1-3 containing Paragraphs 9-24;
- b) The Solicitation For Offers Number 9CA2506 (pages 1-51) (all references to SFO shall also refer to any Special Requirements and Amendments);
- c) GSA Form 3517B (pages 1-33);
- d) GSA Form 3518 (pages 1-7);
- e) Small Business Plan (pages 1-9)
- f) Site Plan (Exhibit "A", page 1 of 1)
- g) Fire Life Safety Comments (Exhibit "B" pages 1 of 5)

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

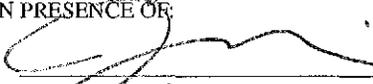
Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 24 have been added.

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

LESSOR: Pacific Corporate Towers, LLC By: Black Rock Realty Advisors Inc., its Manager

BY  \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

IN PRESENCE OF  \_\_\_\_\_  
(Signature)

4400 MacArthur Blvd Ste 700  
Newport Beach, CA 92660  
\_\_\_\_\_  
(Address)

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

BY  \_\_\_\_\_  
CONTRACTING OFFICER, GSA