

DATE OF LEASE: April 6, 2011

LEASE No. GS-09B-02638

THIS LEASE, made and entered into this date between Gilmore Development Properties, Inc.

whose address is: 3579 Westwind Blvd.

Santa Rosa, CA 95403

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:

6,405 rentable square feet (r.s.f.), yielding approximately 5,772 ANSI/BOMA Office Area square feet and related space located on the 2<sup>nd</sup> floor at the 3725 Westwind Building Y located at 3725 Westwind Blvd., Santa Rosa, CA 95403 together with ten (10) onsite reserved surface parking spaces, as depicted on the attached Floor Plan (Exhibit "A") (the "Premises") and Parking Space Plan (Exhibit "B"), 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 any time after the 10th year by giving at least sixty (60) 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 ten (10) 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. 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. LCA02638 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 thereof:

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

- a) Sheet Number 1-3, containing Paragraphs 9-23;
- b) The Solicitation For Offers Number LCA02638 (pages 1-49)  
(all references to SFO shall also refer to any Specific and Special Requirements and Amendments);
- c) SFO Amendment Number 1 (1 page);
- d) Attachment Number 1 Specific Requirements [REDACTED] (pages 1-19);
- e) Attachment Number 2 "Special Requirements Diagrams", (pages 1 - 32);
- f) GSA Form 3517B (pages 1-33);
- g) GSA Form 3518 (pages 1-7);
- h) Floor Plan (Exhibit "A") ( 1 page);
- i) Reserved Parking Space Plan (Exhibit "B") (1 page)

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: GILMORE DEV. PROPERTIES, INC

BY: Roger D. Mordunovic, Pres.  
(Signature) (Signature)

IN PRESENCE OF: [Signature] [REDACTED]  
(Signature) (Address)

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

BY: [Signature]  
PETER SHTEYN, CONTRACTING OFFICER, GSA