

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

MAY 12 2011

LEASE No. GS-09B-LCA02761

THIS LEASE, made and entered into this date between Tahquitz Canyon Investors, LLC

whose address is: 1919 Grand Ave., Suite 2A
San Diego, CA 92109

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:
3,653 rentable square feet (r.s.f.), yielding approximately 3,129 ANSI/BOMA Office Area square feet and related space located on the 2nd Floor (Suite 202-210) at the The Courtyard At Palm Springs, 707-777 East Tahquitz Canyon Way, Palm Springs, CA 92262-6797, together with three (3) onsite, structured parking spaces, as depicted on the attached Exhibit A (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 any time on or after the five (5) year firm term of the lease giving at least 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 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. 0CA2198 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) The Solicitation For Offers Number 0CA2198 (pages 1-49) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) Special Requirements (pages 1-2);
- c) GSA Form 3517A (pages 1-2);
- d) GSA Form 3518 (pages 1-7);
- e) Sheet no. 1-3 containing Paragraphs 9-22;
- f) Site 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 22 have been added. The words "on or after the five (5) year firm term of the lease" have been added after the word "time" in Paragraph 4 prior to lease execution.

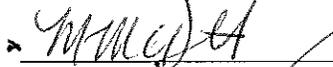
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: **Tahquitz Canyon Investors, LLC**

BY  (Signature) MANAGING MEMBER (Signature)

IN PRESENCE OF

 (Signature) 1919 Grand Ave #2A San Diego, CA 92109 (Address)

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

BY 
CONTRACTING OFFICER, GSA

