

STANDARD FORM 2
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41CFR) 101-11.601

**U.S. GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE: 10/16/11

LEASE No. GS-09B-02765

THIS LEASE, made and entered into this date between 350 Figueroa LLC

whose address is: 350 South Figueroa Street, Suite 140
Los Angeles, CA 90071-1103

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:
3,392 rentable square feet (r.s.f.), yielding approximately 2,746 ANSI/BOMA Office Area square feet and related space located at 350 South Figueroa Street, Suite 725, Los Angeles, CA, together with 10 reserved parking spaces 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 beginning on August 1, 2011 through July 31, 2021, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$115,701.12 at the rate of \$9,641.76 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

350 Figueroa LLC
350 South Figueroa Street, Suite 140
Los Angeles, CA 90071-1103

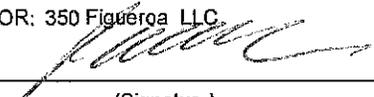
4. The Government may terminate this lease in whole or in part effective after the 5th year by giving at least 30 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The 10 parking space(s) described in Paragraph 1 and parking spaces required by local code.
 - B. Adequate space for telecommunications antennae and transmission devises 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 9CA2596 (pages 1-86) (all references to SFO shall also refer to any Special Requirements and Amendments);
 - b) GSA Form 3517 (pages 1-33);
 - c) GSA Form 3518 (pages 1-7);
 - d) Sheef no. 1 containing Paragraphs 9-16;
8. The following changes were made in this lease prior to its execution:
Paragraph 5 of this STANDARD FORM 2 was deleted in its entirety. Paragraphs 9 through 16 have been added.

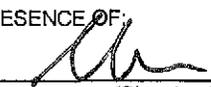
CONTINUED ON ATTACHED PAGE.

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

LESSOR: 350 Figueroa LLC

BY  (Signature) _____ (Signature)

IN PRESENCE OF:

 (Signature) _____ 350 S. FIGUEROA ST., STE 140
LOS ANGELES, CA 90021 (Address)

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

BY  _____
CONTRACTING OFFICER, GSA

