

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: May 19, 2011

LEASE No. GS-09B-LAZ02624 2771

THIS LEASE, made and entered into this date between 39510 Paseo Padre Associates CA, LP

whose address is: 39510 Paseo Padre Parkway, Ste 200
Fremont, CA 94538-4741

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:
6,443 rentable square feet (r.s.f.), yielding approximately 5,518 ANSI/BOMA Office Area square feet and related space located on the 2nd Floor at the Civic Center Plaza, 39510 Paseo Padre Parkway, Fremont, CA 94538-4741, together with 0 onsite surface parking spaces as depicted on the attached site 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 any time after the 5th year of this 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. 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. OCA2537 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. 1-2 containing Paragraphs 9-23;
- b) Site Plan;
- c) The Solicitation For Offers Number OCA2537 (pages 1-49) (all references to SFO shall also refer to any Special Requirements and Amendments);
- d) Amendment 1 to Solicitation Number OCA2537
- e) Special Requirements (pages 1-4);
- f) GSA Form 3517 (pages 1-33);
- g) GSA Form 3518 (pages 1-7).

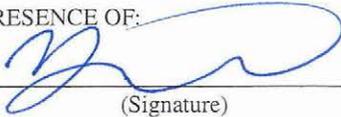
8. The following changes were made in this lease prior to its execution:

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: 39510 Paseo Padre Associates, a California limited partnership

BY  _____
 (Signature) (Signature)

IN PRESENCE OF:  _____
 (Signature) (Address)

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

BY 
 CONTRACTING OFFICER, GSA

