

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 4
	TO LEASE NO. GS-09B-02970
ADDRESS OF PREMISES: 5253 BUSINESS CENTER DRIVE, FAIRFIELD, CA 94534-1795	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between PRINCIPLE EQUITY PROPERTIES LP, A DELAWARE LP, ON BEHALF OF THE TENANT IN COMMON OWNERS OF GREEN VALLEY TECHNICAL PLAZA whose address is 13831 NW FREEWAY, SUITE 510, HOUSTON, TX 77040 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to re-set the Operating Cost Base

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

Paragraphs 9, 26 and 27 are deleted in their entirety and replaced with the following:

"9. RENT: The Government shall pay the Lessor annual rent as follows:

From January 2012 through January 2013, the annual rent is \$560,872.88 at the rate of \$46,739.41 per month;
From February 2013 through August 2013, the annual rent is \$702,435.55 at the rate of \$58,536.30 per month;
From September 2013 through January 2017, the annual rent is \$707,708.38 at the rate of \$58,975.70 per month;
From February 2017 through January 2022, the annual rent is \$595,439.21 at the rate of \$49,619.93 per month.

Rent for a lesser period shall be prorated. Rent shall be payable to:
PRINCIPLE EQUITY PROPERTIES LP,
ON BEHALF OF THE TENANT IN COMMON OWNERS
OF GREEN VALLEY TECHNICAL PLAZA
13831 NW FREEWAY, SUITE 510
HOUSTON, TX 77040

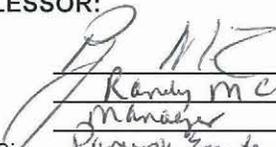
"26. ELECTRICAL USAGE MONITORING: In accordance with Paragraph 12, "Operating Cost" of the lease, a separate meter, E-Mon D-Mon (Serial # 1232TMAJ0317) is installed to monitor the electrical usage of the entire leased space. Effective September 2012 through September 2013, the electrical usage for the space shall be recorded monthly (reading shall be taken on the last working day of the month) by the Lessor and reported to GSA for tracking purposes.

This Lease Amendment contains 2 pages.

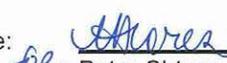
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date

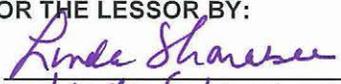
FOR THE LESSOR:

Signature: 
Name: Randy McQuay
Title: Manager
Entity Name: Principle Equity Properties LP
Date: 10-17-13

FOR THE GOVERNMENT:

Signature: 
Name: Peter Shteyn
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 10/29/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Linda S Sharabee
Title: VP of Asset mgmt
Date: 10-17-13

Army Data Center - Meter Readings				
Meter No. 1232TMAJ0317				
Month	Reading	kWh Usage	Rate	Cost
Aug	42,926			
Sep	144,306	101,380	\$ 0.15	\$15,207.00
Oct	250,381	106,075	\$ 0.15	\$15,911.25
Nov	343,841	93,460	\$ 0.15	\$14,019.00
Dec	448,188	104,347	\$ 0.15	\$15,652.05
Jan	539,213	91,025	\$ 0.15	\$13,653.75
Feb	623,403	84,190	\$ 0.15	\$12,628.50
Mar	727,299	103,896	\$ 0.15	\$15,584.40
Apr	826,854	99,555	\$ 0.15	\$14,933.25
May	926,065	99,211	\$ 0.15	\$14,881.65
Jun	1,020,324	94,259	\$ 0.15	\$14,138.85
Jul	1,130,292	109,968	\$ 0.15	\$16,495.20
Aug	1,231,509	101,217	\$ 0.15	\$15,182.55
		1,188,583		\$178,287.45
Electrical Usage Cost per RSF				

The average electrical usage for the period (September 2012 through August 2013) will be used for the Operating Cost Base re-set."

"27. OPERATING COST BASE RE-SET:

From January 18, 2012 through August 31, 2013 – Operating Cost base, established at \$13.72 per rentable square foot, includes an above average electrical usage estimate of [REDACTED] per rentable square feet.

From September 1, 2013 – Operating Cost will be re-established based on actual electrical usage during the first full year of occupancy. The new Operating Cost will be the electrical usage cost re-calculation amount of [REDACTED], plus [REDACTED] per rentable square feet. The total operating cost will be \$13.99 per rentable square foot.

Effective January 18, 2014 – Normal operating cost escalation will be based on \$13.99 per rentable square feet, in accordance with SFO Paragraph 4.03. "Operating Costs" will be in effect throughout the life of the lease."

INITIALS: RAI & [Signature]
 LESSOR & GOV'T