

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

DATE
JUL 9 2003

24

TO LEASE NO. GS-09B-94150

ADDRESS OF PREMISES
75 Hawthorne Street
San Francisco, CA 94105

THIS AGREEMENT, made and entered into this date by and between ITW MORTGAGE INVESTMENTS, II, INC.

Whose address is: ITW Mortgage Investments II, Inc.
C/o Mr. J. Michael Malloy
GE Capital Real Estate
1901 Main Street, Suite 700
Irvine, CA 92614

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease,

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution of this Supplemental Lease Agreement by the Government.

Paragraphs 51, 52, and 53 are hereby added to the lease in their entirety.

51: BLOCK F: A total of 5,256 rentable square feet, yielding 5,256 usf of land, being a vacant lot behind the building at 75 Hawthorne Street, San Francisco, CA. Percentage of occupancy is 2%. Beneficial Occupancy was established on 4-1-02. The Base Year for CPI escalation is established as 4-1-02, the Base Operating cost is \$16,819.20, (\$3.20 p/rsf), and the Base Tax year is Calendar year 2002.

52: BLOCK G: A total of 383 rentable square feet, yielding 345 usf of space located at 75 Hawthorne Street, San Francisco, CA. Percentage of occupancy is .12%. Beneficial Occupancy established as of 11-1-01, and continuing thru 09-30-09. The Base Year for CPI adjustment is 4-1-01, and the base operating cost is \$2,635.04 (\$6.88 p/rsf). The Base Tax year is Calendar year 2001.

53: BLOCK H: A total of 9,986 rentable square feet, yielding 9,026 usf of space located at 95 Hawthorne Street, San Francisco, CA. Beneficial Occupancy established 10-1-02 and continuing thru 9-30-09. The Base Year for CPI escalation is 10-1-02, and the base operating cost is \$68,703.68. (\$6.88 p/rsf). The percentage of occupancy is 30%. The Base Tax year is Calendar year 2002.

~~CONTINUED ON ATTACHMENT SHEET NO. 1~~ *PAJ.*

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 above date.

LESSOR: ITW MORTGAGE INVESTMENTS, II, INC.

BY: *J. Malloy*
(Signature)

Director Manager
(Title)

IN THE PRESENCE OF

Virginia R. MacLean
(Signature)

Irvine, CA 92612
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY *Patricia Jordan*

Contracting Officer
GSA, PBS, RED