ASTANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41CFR) 1D16.601	**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**
DATE OF LEASE: 6/28/2010	LEASE No. GS-09B-02393

THIS LEASE, made and entered into this date between **Shasta Executive Plaza, LLC**

whose address is: 20 Park Road
Suite C
Burlingame CA 94010 - 4404

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:
1,793 rentable square feet (r.s.f.), yielding approximately 1,630 ANSI/BOMA Office Area square feet and related space located on the 2nd Floor (Suite 2109) at the Shasta Executive Plaza Center, 1900 Churn Creek Road, Redding, CA 96002-0292, together with 3 reserved, onsite surface parking spaces, as depicted on the attached "Exhibit A" (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. PARAGRAPH 2 IS INTENTIONALLY OMITTED

3. Rent shall commence without the amortized Tenant Improvements as referenced in Paragraph 17. Upon completion of the Tenant Improvements and acceptance by the Government, a subsequent Supplemental Lease Agreement shall be drafted to memorialize the actual Tenant Improvement amount that will be amortized into the remaining firm term of the rent. The Government shall pay the Lessor annual rent as follows:

Rental Period	Shell Rent	Operating cost	TI	Total Rate	Total Annual Rent
Years 1 – 5	$15.33 / rsf	$8.66 / rsf	$0.00 / rsf	$23.99 / rsf	$43,014.07
Years 6 - 10	$15.33 / rsf	$8.66 / rsf	$0.00 / rsf	$23.99 / rsf	$43,014.07

- Rent for a lesser period shall be prorated. Rent shall be payable to:

Shasta Executive Plaza, LLC
20 Park Road, Suite C
Burlingame, CA 94010 - 4404

4. The Government may terminate this lease in whole or in part effective any time after June 30, 2015 by giving at least 60 days' prior notice in writing to the Lessor. No rent shall accrue after the effective date of termination. The timing for said notice shall commence on the day after mail postmarked date.

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 18, "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. GS-09B-02393 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 GS-09B-02393, Short Form Amendments (pages 1-17) (all references to SFO shall also refer to any Special Requirements and Amendments);
   b) Special Requirements, Short Form Amendments (pages 18-26);
   c) GSA Form 3517A (pages 1-2);
   d) GSA Form 3518A (pages 1-4);
   e) Sheet no. 1 containing Paragraphs 9-19;
   f) Exhibit "A: Proposed and Existing Space Layout.

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

   Paragraphs 2 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 19 have been added.

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

LESSOR: Shasta Executive Plaza, LLC

BY _____ _____

(Signature) (Signature)

IN PRESENCE OF:

_____ [redacted]

(Signature)

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

BY _____

CONTRACTING OFFICER, GSA : Regina Nickerson