GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 2 TO LEASE NO. GS-09B-02452

ADDRESS OF PREMISES:

1070 San Mateo Avenue, South San Francisco, CA 94080, Unit 7

THIS AGREEMENT, made and entered into this date by and between

AG/CENTRUM SSF, L.L.C.

whose address is

245 Park Avenue, 26th Floor, New York, New York, 10167-2699

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 perform alterations to the space.

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

Paragraph 49 of "Short Form Lease Amendments To LEASE NO. GS-09B-LCA02452" is hereby added:

"49. ALTERATIONS TO SPACE

A. The Lessor hereby agrees to complete the following alterations (the "Alterations") to the Premises at no cost to the Government. All improvements must adhere to local code requirements:

1. One (1) single stall restroom with sink. The restroom with be vented per code.

2. Construct one [redacted] with [redacted] and [redacted]. The [redacted] will have two relocated doors and will be vented to the roof.

3. Install one (1) roll-up truck door. The location will be adjacent to the existing man door that serves the current Open Area.

4. Install one (1) 1.0" conduit to the GSA [redacted] premises.

5. Install eight (8) parallel parking stalls adjacent to the southern property line. Use of the stalls are in-common with the other tenants of the property as required by the City.

6. Demolish a portion of the demising wall so the tenant has access to the [redacted].

B. The demolition of the demising wall should take place after items Paragraph 49 A. 1-5 are complete.

C. The Lessor agrees to provide a design and construction schedule to the Government within 15 Calendar Days of execution of this amendment. The Lessor shall coordinate all Alterations with the Government."

D. Exhibit A to Lease Amendment 2 reflects the final layout of space at completion of the Alterations.

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: Steven White
Title: Vice President
Entity Name: AG/Orchard/Centrum SSF LLC
Date: 6/26/13

FOR THE GOVERNMENT:

Signature:
Name: Megan Stefani
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 6/27/2013

WITNESSED FOR THE LESSOR BY:

Signature:
Name: Louis Frieder
Title: VP
Date: 6/26/13

IN WITNESS WHEREOF, Landlord and Tenant have entered into this First Amendment as of the date first written above.

LANDLORD

AG/ORCHARD/CENTRUM SSF, L.L.C.,
a Delaware limited liability company (formerly known as AG/CENTRUM SSF, L.L.C.)

By: AG/Orchard/CP SSF Managing Member, L.L.C., a Delaware limited liability company, its managing member

By: AG/Orchard/CP San Mateo Parent, L.P., a Delaware limited partnership, its sole member

By: AG/CP San Mateo GP, L.L.C., a Delaware limited liability company, its general partner

By: AG Real Estate Manager, Inc., a Delaware corporation, ~~its manager~~

BY: _____
NAME: Steven A. Wil
ITS: Vice President

TENANT

UNITED STATES OF AMERICA

BY: Megan M. Stefani
NAME: Megan M. Stefani
ITS: Contracting Officer

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