STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41CFR) 1D16.601	**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**
DATE OF LEASE: May 7, 2010	LEASE No. GS-09B-02500

THIS LEASE, made and entered into this date between **HARSCH INVESTMENT PROPERTIES, LLC**

whose address is: 1121 SW SALMON ST STE 500
PORTLAND, OR 97205

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:
   7,454 rentable square feet (r.s.f.), yielding approximately 7,406 ANSI/BOMA Office Area square feet and related space located in Suites 103 and 104 at 5653 Stoneridge Drive, Pleasanton, CA 94588, together with five (5) onsite inside 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. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **February 15, 2011** through **February 14, 2021**, subject to termination rights as may be hereinafter set forth.

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.

4. The Government may terminate this lease in whole or in part effective any time beginning on the 5th year by giving at least 180 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. Twenty-six (26) 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 final construction drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 3.3 of the SFO in the amounts specified therein. 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. 8CA3077 and its attachments.
   C. Adequate space for telecommunications antennae and transmission devises 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 8CA3077 pages 1-43) (all references to SFO shall also refer to any Special Requirements and Amendments);
   b) Special Requirements (Pages 1-5);
   c) GSA Form 3517b (pages 1-33);
   d) GSA Form 3518 (pages 1-7);
   e) Sheet no. 1-4 containing Paragraphs 9-20;
   f) Floor plans of the premises (Exhibit "A");

8. The following changes were made in this lease prior to its execution:
   Paragraphs 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 21 and Exhibit "A" have been added.

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

LESSOR: HARSCH INVESTMENT PROPERTIES, LLC

BY _____ _____
(Signature) (Signature)

IN PRESENCE OF:

_____ _____
(Signature) (Address)

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

BY _____
PETER SHTEYN, CONTRACTING OFFICER, GSA