STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41CFR) 1D16.601	**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**
DATE OF LEASE: 7/13/2010	LEASE No. GS-09B-02560

THIS LEASE, made and entered into this date between Kashiwa Fudosan America, INC.

whose address is: 400 Oyster Point Blvd., Suite 117
South San Francisco, CA 94080-1917

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:
7,274 rentable square feet (r.s.f.), yielding approximately 6,325 ANSI/BOMA Office Area square feet and related space located on the First (1st) Floor at the Oyster Point Marina Plaza, 400 Oyster Point Boulevard, South San Francisco, CA 94080, together with 10 reserved, secured parking spaces and 28 surface parking spaces onsite, as depicted on the attached Site Plan/Parking Lot Layout (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.

4. The Government may terminate this lease in whole or in part effective any time after the fifth (5th) year of this lease giving at least sixty (60) 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. 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 3.2, "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.0CA2276 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 0CA2276(pages 1-44) (all references to SFO shall also refer to any Special Requirements and Amendments);
   b) Physical Security Requirements/Specifications for [redacted] (pages 1-25);
   c) GSA Form 3517 (pages 1-2);
   d) GSA Form 3518 (pages 1-7);
   e) Sheet no. 1-3 containing Paragraphs 9-25;
   f) Site Plan (Exhibit "A" the "Premises", page 1-2, 11/06/06).

8. The following changes were made in this lease prior to its execution:
   Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 25 have been added.

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

LESSOR: Kashiwa Fudosan America, Inc.

BY _____ _____
(Signature) TAK Development, Inc. (Signature) Its: Attorney-in-Fact

IN PRESENCE OF:

Ellen L. Meier [redacted]
(Signature) (Address)

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

BY _____
CONTRACTING OFFICER, GSA