| STANDARD FORM 2<br>FEBRUARY 1965 EDITION<br>GENERAL SERVICES<br>ADMINISTRATION<br>FPR (41CFR) 1D16.601 | **U.S. GOVERNMENT**<br>**LEASE FOR REAL PROPERTY** |
|---|---|
| DATE OF LEASE: August 11, 2010 | LEASE No. GS-09B-02582 |

THIS LEASE, made and entered into this date between 606 OLIVE LLC

whose address is: 606 South Olive, Suite1010
Los Angeles, CA 90014

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:
33,020 rentable square feet (r.s.f.), yielding approximately 27,983 ANSI/BOMA Office Area square feet and related space located on the 4th, 7th and 8th Floors at 606 South Olive Street, Los Angeles, CA 90014, together with 2 reserved parking spaces, as depicted on the attached Floor Plans (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 April 23, 2010 through April 22, 2016.

3. The Government shall pay the Lessor annual rent as follows:

April 23, 2010 through April 22, 2013, annual rent of $ 1,008,761.00 at the rate of $84,063.42 per months in arrear.

April 23, 2013 through April 22, 2016, annual rent of $ 1,107,821.00 at the rate of $92,318.42 per months in arrear.

Rent for a lesser period shall be prorated. Rent checks shall he payahle to:

606 Olive LLC
606 South Olive, Suite1010
Los Angeles, CA 90014

4. Paragraph 4 is intentionally omitted.

5. Paragraph 5 is intentionally omitted.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
   A. The 2 reserved parking spaces described in Paragraph 1 and parking spaces required by local code.
   B. 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 7CA2248 (pages 1-41);
   b) Amendment Number 1 to SFO 7CA2248 (pages 1-2),
   c) GSA Form 3517 (pages 1-33);
   d) GSA Form 3518 (pages 1-7);
   e) Floor Plans (Exhibit "A", Pages 1-3).

8. The following changes were made in this lease prior to its execution:
   Paragraphs 4 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 14 have been added.

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

LESSOR: 606 OLIVE LLC

BY _____ _____
(Signature) (Signature)

IN PRESENCE OF:

_____ 800 W. 6th St., 5th Floor LA CA 90017
(Signature) (Address)

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

BY _____
CONTRACTING OFFICER, GSA