LEASE NO. GS-09B-02865

Streamlined Lease
GSA FORM L201B (JAN 2012)

This Lease is made and entered into between

Centre Pointe Parkway Properties, Inc.

("the Lessor"), whose principal place of business is 21070 Centre Pointe Parkway, Santa Clarita, CA 91350, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

Centre Pointe Plaza
26415 Carl Boyer Drive
Santa Clarita, CA 91350

and more fully described in Section 1, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

Name: Randy Wrage

Title: Agent

Date: 3/2/12

FOR THE GOVERNMENT:

Alejandra Guzman

Lease Contracting Officer

Date: 3/2/2012

WITNESSED BY:

Name: Katie Stenback

Title: Admin. Asst.

Date: 3/2/12

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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (AUG 2011)

The Premises are described as follows:

Office and Related Space: **9,583** rentable square feet (RSF), yielding **8,290** ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of **1.5597%**, located on the **second** floor(s) and known as Suites **225 and 265**, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit **A**.

1.02 EXPRESS APPURTENANT RIGHTS (AUG 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: **01** surface parking space reserved for the exclusive use of the government. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

A. The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

	FIRM TERM: YEAR 1	
	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	$78,580.60	$8.20
TENANT IMPROVEMENTS RENT[1]	$85,160.86	$8.88666[2]
OPERATING COSTS	$39,002.81	$4.07
TOTAL ANNUAL RENT	**$202,744.27**	**$21.15666**

	FIRM TERM: YEARS 2 - 5	
	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	$136,078.60	$14.20
TENANT IMPROVEMENTS RENT[1]	$ 85,160.86	$8.88666[2]
OPERATING COSTS	$ 39,002.81	$4.07
TOTAL ANNUAL RENT	**$260,242.27**	**$27.15666**

[1]The Tenant Improvements Allowance is amortized at a rate of 8% percent per annum over 05 years.
[2]Rates may be rounded.

	NON-FIRM TERM: YEARS 6 - 10	
	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	$201,243.00	$21.00
OPERATING COSTS	$ 39,002.81	$4.07
TOTAL ANNUAL RENT	**$240,245.81**	**$25.07**

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed **8,698** ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01 THE PREMISES" created herein;

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after the firm term of this Lease by providing not less than **30** days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED BY REFERENCE (AUG 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN - TEST-FIT	1	A
DESIGN SCHEMATIC	1	B

DOCUMENT NAME	NO. OF PAGES	ATTACHMENT
UNIT COSTS FOR ADJUSTMENT	1	A
PROGRAM OF REQUIREMENTS	12	1
AGENCY SPECIFIC REQUIREMENTS	1	2
GSA FORM 3517B, GENERAL CLAUSES	33	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	

1.08 TENANT IMPROVEMENTS AND PRICING (STREAMLINED) (SEPT 2011)

TURNKEY PRICING INCLUDING AGENCY SPECIFIC REQUIREMENTS PACKAGE AND DESIGN SCHEMATIC WITH POST AWARD DID WORKSHOP (STREAMLINED) (AUG 2011)

The Lessor has agreed to total TI pricing of **$500,000, of which the first $350,000 will be amortized into the rent, and the remaining $150,000 will be contributed by the landlord,** based on the Program of Requirements, Agency Specific Requirements and design schematic included in Attachments 1, 2, and Exhibit **B.** This amount is amortized in the rent over the firm term of this Lease at an interest rate of **8** percent per year. Price adjustments to the final DIDs will be made in accordance with the unit costs in Attachment A of the lease. Final rent calculations will be reconciled and the Lease will be amended after acceptance of the Space as needed.

TURNKEY PRICING
1.09 INTENTIONALLY DELETED (STREAMLINED) (SEPT 2011)

1.10 INTENTIONALLY DELETED

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" clause of this lease is **23** percent. The percentage of occupancy is derived by dividing the total Government space of **9,583** RSF by the total building space of **40,991** rentable square feet.

1.12 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment Included in Offer" that the Lessor's base rate for operating costs shall be **$4.07** per rentable sq. ft ($39,002.81/annum).

1.13 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (AUG 2011)

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **$2.40** per ABOA SF of space vacated by the Government.

1.14 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

$30.00 per hour per zone

No. of zones: **1**

$ **30.00** per hour for the entire space.

1.15 24-HOUR HVAC REQUIREMENT (APR 2011)

The Hourly Overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of $0.00 per ABOA SF of the area receiving the 24-hour HVAC. Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.16 INTENTIONALLY DELETED