| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE<br><br>LEASE AMENDMENT | LEASE AMENDMENT No. 1<br><br>TO LEASE NO. GS-09P-LCA00009 |
|---|---|
| ADDRESS OF PREMISES<br><br>200 S. SAN PEDRO STREET<br>LOS ANGELES, CA 90012 | PDN Number: N/A |

**THIS AMENDMENT** is made and entered into between **Tokyo East LLC, a Delaware limited liability company**

whose address is: 1212 Wilshire Blvd., Suite 555
LOS ANGELES, CA 90025-1902

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 **establish beneficial occupancy**

**NOW THEREFORE**, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective UPON EXECUTION BY THE GOVERNMENT, as follows:

Accordingly, paragraph "LEASE TERM" and paragraph 1.03(A) is deleted their entirety and replaced with the following paragraphs as follows:

**LEASE TERM**

To Have and To Hold the said Premises with it appurtenances for the term beginning on May 01, 2017 and continuing through April 30, 2027 (10 Years Firm), subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains 2 pages.

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: [redacted]
Name: SHAHIR SIMON NEMAN
Title: MANAGER
Entity Name: Tokyo East LLC, a Delaware limited liability company
Date: DECEMBER 21, 2016

**FOR THE GOVERNMENT:**

Signature: [redacted]
Name: Brandy Ocker
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 01/12/2017

**WITNESSED FOR THE LESSOR BY:**

Signature: [redacted]
Name: NADYA NEMAN
Title: Member
Date: 12-21-2016

## 1.03 RENT AND OTHER CONSIDERATION

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

| | **05/01/2017 – 04/30/2027 (FIRM TERM)** |
|---|---|
| | **ANNUAL RENT** |
| SHELL RENT[1] | $571,751.30 |
| TENANT IMPROVEMENTS RENT[2] | $0.00 |
| BUILDING SPECIFIC AMORTIZED CAPITAL[3] (BSAC) | $0.00 |
| OPERATING COSTS[4] | $190,506.03 |
| **TOTAL ANNUAL RENT** | **$762,257.33** |

[1] Shell rent calculation:
(Firm Term) $35.5346 per ABOA SF multiplied by 16,090 ABOA SF (rounded rentable rate is $33.043478 per RSF)

[2] Upon acceptance of Tenant Improvements, the Tenant Improvement Allowance of $45.961 per ABOA (total TI amount $739,512.49) shall be amortized at a rate of 6 percent per annum, through 04/30/2027

[3] Upon acceptance of Building Specific Amortized Capital (BSAC) of $.7993 per 16,090 ABOA (total BSAC amount $96,540.00) shall be amortized at a rate of 6 percent per annum, through 04/30/2027

[4] Operating Costs rent calculation: $11.84 per ABOA SF multiplied by 16,090 ABOA SF (rounded rentable rate is $11.01 per RSF)

**All other terms and conditions of the lease shall remain in force and effect.**

INITIALS: _____ LESSOR & _____ GOV'T