

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
ADDRESS OF PREMISES: 101 West Broadway San Diego, CA 92101	TO LEASE NO. GS-09P-LCA00190 PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between 101 West Broadway LLC

whose address is: 101 West Broadway
Suite 1105
San Diego, CA 92101

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS the parties hereto desire to amend the Lease to extend the term of the Office and Related Space for the 46,979 RSF/43,955 ABOA, extend the term of the Common Area Factor for the 46,979 RSF/43,955 ABOA, adjust the rental rates in connection with terms extended, solidify the amount of Tenant Improvement Costs to be amortized, extend the term of the Percentage of Occupancy for Tax Adjustment for the 46,979 RSF/43,955 ABOA, extend the term of the Operating Cost Base for the 46,979 RSF/43,955 ABOA.

NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraph 1.01 A & B, 1.03 A, 1.08 A, 1.12 and 1.14 have been deleted from the Lease and the following new Paragraphs are substituted therefore, as follows:

1.01 THE PREMISES (OCT 2016)

A. Office and Related Space: 46,979 rentable square feet (RSF), yielding 43,955 ANSI/BOMA Office Area (ABOA) square feet (SF) and related Space located on Floors Six (Suite 600), Seven (Suite 700), and Ten (Suite 1010) of the Building effective January 15, 2018 through October 1, 2018, and 28,750 RSF yielding 25,458 (ABOA) square feet and related space located on Floors Seven (Suite 700), and Ten (Suite 1010) effective October 2, 2018 through January 14, 2028.

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: Thomas A. Gruebel
Title: Vice President, Leasing
Entity Name: 101 West Broadway LLC
Date: August 10, 2018

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: Daniel J. McGrath
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9/12/18

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: Michael T. Bennett
Title: Senior Vice President, Operations
Date: August 10, 2018



B. **Common Area Factor:** The Common Area Factor (CAF), defined under Section 2 of the Lease, is established as 1.0687 percent effective January 15, 2018 through October 1, 2018 and 1.1293 percent effective October 2, 2018 through January 14, 2028. This factor, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.03 RENT AND OTHER CONSIDERATION (OCT 2016)

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

	Firm Term (46,979 RSF)	Firm Term (28,750 RSF)	Non Firm Term (28,750 RSF)
	Annual Rent	Annual Rent	Annual Rent
Shell Rent	\$1,437,557.40	\$853,012.50	\$938,400.00
Operating Costs	\$337,374.49	\$239,200.00	\$239,200.00
Tenant Improvements rent ¹	\$0.00	\$65,583.94	\$0.00
Total Annual Rent	\$1,774,931.89	\$1,157,796.44	\$1,177,600.00

¹Tenant Improvements of \$276,009.96 are amortized at a rate of 7 percent per annum over 5 years.

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016)

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$276,009.96. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs and is only available until Substantial Completion of initial occupancy. This amount or any amount less shall be amortized in the rent over the Firm Term of this Lease at an annual interest rate of 7 percent.

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2016)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 11.61 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 46,979 RSF by the total Building space of 404,510 RSF. The tax parcel number is 1092. Effective October 2, 2018 the Governments Percentage of Occupancy is 7.11 percent (28,750 RSF/ 404,510 RSF).

1.14 OPERATING COST BASE (OCT 2016)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$7.18 per RSF effective January 15, 2018 through October 1, 2018 and \$8.32 effective October 2, 2018 through January 14, 2028.

INITIALS:


LESSOR

&


GOVT