

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-09P-LCA00191
ADDRESS OF PREMISES 303 H Street Chula Vista, CA 91910-5501	

THIS AMENDMENT is made and entered into between BEAR GARDEN INVESTMENTS LLC

whose address is: 303 H STREET
SUITE 103
CHULA VISTA, CA 91910-5549

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 adjust the Tenant Improvement rent for actual construction costs, and to amend Paragraph 1.08 A.

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

Paragraphs 1.03 A, and 1.08 A have been deleted in their entirety and replaced as follows:

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	
15,370 RSF	
ANNUAL RENT	
SHELL RENT	\$498,295.40
OPERATING COSTS	\$45,802.60
TENANT IMPROVEMENTS RENT	\$0.00
TOTAL ANNUAL RENT	\$544,098.00

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:

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: James V. Pieri for T-Bear, Inc.
Title: President
Entity Name: Bear Garden Investments, LLC
Date: 7/31/18

Signature: [Redacted]
Name: Daniel J. McGrath
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/31/18

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: DAN ROSENBERG
Title: Property Manager
Date: 7/31/18

FIRM TERM		
11,022 RSF		
	Annual Rent	Annual Rent
Shell Rent	\$357,333.24	\$369,237.00
Operating Costs	\$32,845.56	\$32,845.56
Tenant Improvements rent	\$50,368.18	\$50,368.18
Total Annual Rent	\$440,546.98	\$452,450.74

Non Firm Term			
11,022 RSF			
	Annual Rent	Annual Rent	Annual Rent
Shell Rent	\$381,140.76	\$381,140.76	\$385,108.68
Operating Costs	\$32,845.56	\$32,845.56	\$32,845.56
Tenant Improvements rent	\$50,368.18	\$0.00	\$0.00
Total Annual Rent	\$464,354.50	\$413,986.32	\$417,954.24

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016)

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$207,006.64. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent at an annual interest rate of 8 percent.

INITIALS:



LESSOR

&



GOV'T