GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 13 TO LEASE NO. GS-09P-LCA03197
ADDRESS OF PREMISES: SACRAMENTO FBI 2001 Freedom Way Roseville, CA 95678	PDN Number: N/A

THIS AMENDMENT is made and entered into between

CW FBI Sacramento LLC
whose address is: 75 Malaga Cove Plaza
Suite 16
Rancho Palos Verdes, CA 90274

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 clarify certain Lease Language.
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:

Paragraphs 5.14, is deleted in their entirety and substituted therefore:

5.14 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (2012)

Telecommunications floor or wall outlets shall be provided as part of the TIs. The Lessor shall ensure that all outlets and associated wiring, copper, coaxial cable, optical fiber, or other transmission medium used to transmit telecommunications (voice, data, video, Internet, or other emerging technologies) service to the workstation shall be safely concealed under raised floors, in floor ducts, walls, columns, or molding. All outlets/junction boxes shall be provided with rings and pull strings to facilitate the installation of cable. Some transmission medium may require special conduit, inner duct, or shielding as specified by the Government

3.48.C ACOUSTICAL REQUIREMENTS is deleted in its entirety and the following substituted therefore:

C. All rooms within the facility will be constructed with the prescribed wall type construction detailed in POR section 13.6 through 13.16. The acoustic performance of each wall type is subject to the prescribed partition details within the POR.

This Lease Amendment contains 4 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:

[redacted]

Signature: [redacted]
Name: William L. Cunningham - Corso
Title: President, Cunningham Development G. Inc.,
Entity Name: Manager, CW FBI Sacramento, LLC.
Date: 1-26-2016

FOR THE GOVERNMENT:

[redacted]

Signature: [redacted]
Name: Eric Johnson
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1/28/16

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

3.48 D Acoustical Requirements, Testing is deleted in its entirety.

Paragraph 3.46 A. is amended as follows:

3.46 Telecommunications: Local Exchange Access

A. The Lessor shall provide IT cabling in the Space. The Government may contract with one or more parties to have INS wiring (or other transmission medium) and telecommunications equipment installed. The Lessor shall provide IT cabling in the space.

POR 5.2.A.1 is deleted in its entirety and substituted therefore:

1, GLASS VISION PANEL: A full height tempered Glass vision Panel with head height the same level as adjacent door frames shall be provided at locations designated within this POR. All Private Offices with no exterior window shall have a Glass Vision Panel that is located in most cases adjacent to the door to the office, with allowance for location of light switch and PA volume control. The width of the panel shall be such that it maximizes views and daylight into the office. The Panel shall achieve a STC rating equal to the POR STC partition specified for the room. The Lessor shall provide adjustment slat window blinds inside reveal on inner (occupant's) side of all Glass Vision Panels. (Exhibit A Attached, 1 Page)

POR Paragraph 5.8.F is deleted in its entirety and substituted therefore:

F. The Lessor shall provide a colored, patterned, rubber floor system, specifically designed for physical fitness facilities. Lessor shall provide Triumph Multi-Functional & Sport Rubber Tile, Slidelock by Johnsonite, Color #63 Burnt Umber, Hammered.

POR Paragraph 5.12. B is deleted in its entirety and substituted therefore:

B. FOLDING ACOUSTICAL WALL: Shall be Hufcor, Series 632

POR Paragraph 7.2 D is deleted in its entirety and substituted therefore:

7.2.D The Lessor shall bring TV RG 11 type cabling within the Office Building and Annex with homerun connections to all 98 Room's in the Office and Annex (cabling only) all equipment shall be provided by the Government.

POR 10.3 C is amended as follows:

C. Perimeter vehicle barrier (Anti-Ram Protection) design: Vehicle anti-ram protection shall be provided around the entire facility. The required Anti-Ram Protection rating of the perimeter vehicle barrier shall be determined at the time of the offer by a qualified Structural/Security engineer to prevent a 15,000 lbs vehicle from breaching the perimeter vehicle barrier while traveling at the maximum speed allowed by the conditions surrounding the site. The Anti-Ram protection Rating (K-rating / SSTM F2656 rating) of the perimeter vehicle barrier may vary at different locations based on the threat. The engineering rationale for the perimeter vehicle barrier system design shall be signed and sealed by the Structural/Security engineer and submitted along with the engineers' qualifications with the Lessor's offer. During design, the Government may accept lower crash-rating or deletion of the vehicle anti-ram barrier at locations where the site is not approachable by vehicles because of natural terrain or permanent obstacles. The Lessor shall submit, for Government review and approval, adequate documentation to support the request for deletion or reduction of the anti-ram capability. (Reference Lease Amendment 6, Perimeter K-12 rated security fence revision.)

POR Paragraph 10.10B, 13.18 Detail and 13.19 Detail are amended as follows:

10.10. B Man bars are defined as:

1. ½ inch hardened steel diameter rod and welded at all intersections.
2. Bars shall be spaced 6 inches O.C. vertically and horizontally.
3. Secure imbedded rods into wall to a minimum depth of 3 inches or weld into adjacent steel plates
4. Stainless steel bars ½ inch diameter shall be used if excessive moisture exists in duct.

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LESSOR GOV'T

POR Paragraph 13.18 Detail: Manbar Elevation is amended as follows:

Fillet weld steel rods at intersections and where they meet frame. For manbar installations within ductwork, tamper-resistant steel screws completely covered with color-contrasting epoxy is an acceptable substitute for steel screws tack welded to frame.

13.19 Detail: Manbar Section

Note: Ducts over 96 square inches that penetrate the perimeter wall must have ½" man bars installed at the point of entry. Man bars shall be spaced and welded at 6" O.C. each way (see man bar detail).

POR Paragraph 13.13 Wall Type A6C is amended as follows:

STC-45 Rated Exterior (Shell) Wall

Delete batt insulation between metal studs and provide 4" rigid insulation on back of exterior precast concrete.
Move TVM foil from between two layers of gypsum board to inside face of rigid insulation.
Delete innermost layer of ¼" gypsum board.
Discontinue metal stud framing and 5/8" gypsum board at overhead beam line.
Lap TVM foil at floor level the distance required so that it sits beneath (and in contact with) the bottom stud runner.
(Exhibit B Attached, 11 Pages)

POR Paragraph 15.2 Para 8 and 13.g. are amended as follows:

8. Electrical and Telecom Service: All electrical, telephone, and data feeds serving this room shall enter through a single location and branch off inside the room. The Government has approved two entry locations in the larger SWE and for Room 210.

13. g. The larger SWE area shall have a single entrance door as specified in this POR; secondary exists from the larger SWE area as required by the FBI or as required by code shall be provided with a 3-point latching exit device with no hardware on the exterior side, and localized alarm using Von Duprin Alarm Kit (ALK). The Government has approved two entry doors for the larger SWE area.

POR Paragraph 15.4.1 is amended as follows:

1. All walls, slabs and openings (except wood doors) enclosing this room shall be constructed to reduce sound transmission and provide a STC rating equal to the prescribed partitions within this POR. Room 2-54A2 requires an STC 50 field rating, except the wood doors provided are not STC rated.

POR Paragraph 15.4.6 is deleted in its entirety.

POR Paragraph 15.13 Architectural note 18e is amended as follows:

15.13 Special Architectural note 18e

18e. The Lessor shall provide a combination of full height and half height lockers. Provide enough wood benches to accommodate the lockers. The Government shall make final selection based on the Lessor's proposal.

POR Paragraph 15.13 Special Architectural note #57 through-wall mail slot unit, is deleted in its entirety.

Paragraph 7.11 is hereby added:

7.11 SOLAR ARRAY

The Lessor reserves the right to install a Solar Array system atop the parking canopies and the roof of the secure vehicle parking enclosure and Annex. The installation will be after beneficial occupancy and tenant occupancy. All design and construction drawings will be provided to the Government for review. All construction, inspection or other activities will be coordinated with the Government. All work will be completed during normal working hours. The Lessor will ensure that no interruptions of work to the federal tenant will be affected. All security clearances for contractors, as required by lease, will be provided. Coordination

between the Lessor his contractors and the Government will be on going with regular updates/meeting as is deemed necessary by the Government. The Government shall not participate in the cost or benefit of the solar system unless the lessor and the government enter a separate lease amendment concerning same

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