GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No1			
LEASE AMENDMENT	TO LEASE NO. GS-09B-03273			
ADDRESS OF PREMISES 855 M STREET, FRESNO CA 93721-2753	PDN Number: N/A			

THIS AMENDMENT is made and entered into between

M. L. STREET PROPERTIES

whose address is: 855 M STREET, SUITE 1110, FRESNO, CA 93721-2759

and whose interest in the property hereinafter described is that of OWNER, 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 and remove the TI rates from the rental schedule

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 of the Government, as follows:

Paragraphs Lease Term on Page 1, 1.03 and 1.05 of Form L201B, are hereby deleted in their entirety and the following substituted. In addition, Paragraph 7.02 is hereby added:

"Lease Term

TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning November 1, 2014 through October 31, 2024 in accordance with Paragraph 4.09 entitled "Acceptance of Space and Certificate of Occupancy" herein, subject to termination rights as may be hereinafter set forth.

This Lease Amendment contains 3 pages.

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

Lessor: M. L. STREET PROPERTIES

IN WITNES	A FREE the new line on the state in the impact	ames as of the below date.
FOR THE		FOR THE CONTRACTOR
Signature:		Signature:
Name:	THOMAS & MERICAS	Name:
Title:	Happiner	Title: Lease Contracting Officer
Entity Name:	M.L. Street Properties	GSA, Public Buildings Service,
Date:	12.15.14	Date: 12115 2014

WITNESSED FOR THE LESSOR BY:

Signature:	
Name:	LETAM CLAVAGUA
Title:	Asset Managor
Date:	Dreember 15, 2014

1.03 **RENT AND OTHER CONSIDERATION (SEP 2013)**

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

	Firm Term			Non-Firm Term				
	Rate	per RSF	A	nnual Rent	<u>Rate</u>	per RSF	A	nnual Rent
Shell Rent	S	27.13	Ş	362,430.40	S	27.13	\$	362,430.40
Tenant Improvements rent ⁷	\$	-	s	-	\$		\$	-
Operating Costs ³	\$	7.44	s	99,341.00	\$	7.44	\$	99,341.00
Total Annual Rent ⁴	\$	34,56	S	461,771.4D	\$	34.56	\$	461,771.40

¹Shell rent calculation:

(Firm Term) \$27.128024 per RSF multiplied by 13,360 RSF

(Non-Firm Term) \$27.128024 per RSF multiplied by 13.360 RSF

²The Tenant Improvement Allowance of \$1,600329 has been removed from the Rent. The Government has opted to complete Tenant Improvements via an Alterations project after occupancy. The total TI allowance the Government opts to use once the Alterations project is complete will be amortized at a rate of 0 percent per annum over 25 years. Refer to Paragraph 7.02.

Operating Costs rent calculation: \$7.435704 per RSF multiplied by 13,360 RSF Total Annual Rent calculation: \$34.563752 per RSP multiplied by 13,360 RSF

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

Β. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 11,878 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.

Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent Ε. shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR), now the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

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

The leasehold interest in the Property described in the paragraph entitled "The Premises." 1.

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.

Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance 3. 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.

INITIALS:

Lease Amendment Form 12/12

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time after November 1, 2019, by providing not less than 180 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.

7.02 POST-OCCUPANCY COMPLETION OF TENANT IMPROVEMENTS

The Government will begin occupying the space on November 1, 2014. Design and construction of the Tenant Improvements will be completed post-occupancy via an Alterations Project. Once the Tenant Improvements are substantially complete, the Government will accept the space and request a Certificate of Occupancy, pursuant to Paragraph 4.09 of the Lease. In accordance to Paragraph 1.03 and 1.09 the Government will re-incorporate the Tenant Improvement rental rate once the Tenant Improvements are completed and accepted by the Government".

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INITIALS:

Lease Amendment Form 12/12