GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-09P-LCA03411
ADDRESS OF PREMISES 550 Kearny Street San Francisco, CA 94108-2527	

THIS AMENDMENT is made and entered into between

550 Kearny Street, LLC, a Delaware limited liability company,

whose address is: c/o Brickman Capital, 712 Fifth Avenue, 6th Floor, New York, NY 10019-9108

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 memorialize the commencement of Tenant Improvement Rent effective 5/10/2017.

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:

Paragraph 1.03. A. is hereby replaced with the following:

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

	YEAR 1		
	[redacted]		
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT[1]	$0.00	$419,255.53	$419,255.53
TENANT IMPROVEMENTS RENT[2]	$0.00	$0.00	$51,774.96

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: Doug Barnes
Title: Vice President
Entity Name: 550 Kearny Street LLC
Date: 5/18/17

FOR THE GOVERNMENT:

Signature: [redacted]
Name: James Phillipsoian
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5-18-2017

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: Monica Markowitz
Title: VP, IT Mgr
Date: 5/18/17

OPERATING COSTS[3]	$0.00	$95,087.12	$95,087.12
PARKING[5]	$9,500.00	$9,500.00	$9,500.00
TOTAL ANNUAL RENT	**$9,500.00**	**$523,842.65**	**$575,617.61**

Note: Year 1 Rent consists of:
9/26/2016 – 1/25/2017: Initial 4 months of Free Shell Rent, Tenant Improvement Rent, and Operating Costs.
1/26/2017 – 5/09/2017: Shell Rent and Operating costs starting. Tenant Improvement Rent for this period was $0.00 because tenant improvements were not complete.
5/10/2017 – 9/25/2017: The start of the Tenant Improvement rent which includes $499,896.00 less the 4 month TI Rent credit of $16,663.20= $483,232.80 amortized over 112 months at 0% interest.

	YEARS 2-3	YEARS 4-7	YEARS 8-10		YEARS 11-15 (NON-FIRM TERM)
	[redacted]				[redacted]
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT[1]	$419,255.53	$474,837.03	$538,969.53	$538,969.53	$620,204.03
TENANT IMPROVEMENTS RENT[2]	$51,774.96	$51,774.96	$51,774.96	$0.00	$0.00
OPERATING COSTS[3]	$95,087.12	$95,087.12	$95,087.12	$95,087.12	$95,087.12
PARKING[4]	$9,500.00	$9,500.00	$9,500.00	$9,500.00	$9,500.00
TOTAL ANNUAL RENT	**$575,617.61**	**$631,199.11**	**$695,331.61**	**$643,556.65**	**$724,791.15**

[1]Shell rent calculation:
(Firm Term, Year 1) **$49.03** per RSF multiplied by **8,551** RSF less four (4) months of free rent (inclusive of Shell Rent, Operating Cost and Tenant Improvement Allowance)
(Firm Term, Year 2-3) **$49.03** per RSF multiplied by **8,551** RSF
(Firm Term, Year 4-6) **$55.53** per RSF multiplied by **8,551** RSF
(Firm Term, Year 7-10) **$63.03** per RSF multiplied by **8,551** RSF
(Non-Firm Term, Year 11-15) **$72.53** per RSF multiplied by **8,551** RSF

[2]Tenant Improvements of **$499,896.00** less the 4 month TI Rent credit of $16,663.20= $483,232.80 amortized over 112 months at 0% interest.
[3]Operating Costs rent calculation: **$11.12** per RSF multiplied by **8,551** RSF
[4]Parking cost is $4,750/space/annum for two (2) spaces"

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

INITIALS: _____ LESSOR & _____ GOV'T