

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA03439
ADDRESS OF PREMISES Suites 1600 and 1200 33 New Montgomery Street San Francisco, CA 94105-4506	PDN Number: N/A

THIS AMENDMENT is made and entered into between

CPF 33 New LLC

whose address is: Suite 4225
2321 Rosecrans Avenue
El Segundo, CA 90245-4903

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 add the cost of the Tenant Improvements into the rent.

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:

To adjust the rental rate by adding the cost of the tenant improvements, beginning September 1, 2017, into the annual rent. In this regard, **Paragraph 1.03 A** is hereby deleted and substituted therefore:

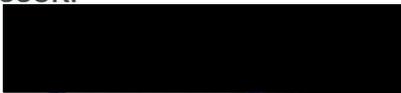
"1.03 RENT AND OTHER CONSIDERATION

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

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: 
Name: Benjamin E Green
Title: VP President
Entity Name: CPF 33 New LLC
Date: 12/20/2017

FOR THE GOVERNMENT:

Signature: 
Name: James Philliposian
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1/10/2018

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Kelly Rinnon
Title: Pub. Counsel & Managing Director
Date: December 20, 2017

PERIOD	SHELL RENT ¹ (ANNUAL RENT)	TENANT IMPROVEMENT RENT ² (ANNUAL RENT)	OPERATING COSTS ³ (ANNUAL RENT)	BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴ (ANNUAL RENT)	PARKING ⁵ (ANNUAL RENT)	ROOFTOP ANTENNA ⁶ (ANNUAL RENT)	TOTAL ANNUAL RENT
05/01/2016-4/30/2017	\$ 924,959.00	\$0.00	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,113,020.00
05/01/2017-8/31/2017	\$ 957,584.60	\$0.00	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,145,645.60
09/01/2017-4/30/2018	\$ 957,584.60	\$137,132.63	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,282,778.23
05/01/2018-4/30/2019	\$ 991,188.97	\$137,132.63	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,316,382.60
05/01/2019-4/30/2020	\$1,025,801.47	\$137,132.63	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,350,995.10
05/01/2020-4/30/2021	\$1,061,452.34	\$137,132.63	\$162,561.00	\$0.00	\$21,600.00	\$3,900.00	\$1,386,645.97
05/01/2021-4/30/2022	\$1,098,172.74	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,288,993.74
05/01/2022-4/30/2023	\$1,135,994.75	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,326,815.75
05/01/2023-4/30/2024	\$1,174,951.43	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,365,772.43
05/01/2024-4/30/2025	\$1,215,076.80	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,405,897.80
05/01/2025-4/30/2026	\$1,256,405.93	\$0.00	\$162,561.00	\$0.00	\$23,760.00	\$4,500.00	\$1,447,226.93

Rental Rate Summary Table

PERIOD	SHELL RENT ¹ (\$/RSF)	PARKING RENT (\$/RSF)	ANTENNA (\$/RSF)
05/01/2016-4/30/2017	\$ 59.536496	\$1.390319	\$0.251030
05/01/2017-8/31/2017	\$ 61.636496	\$1.390319	\$0.251030
09/01/2017-4/30/2017	\$ 61.636496	\$1.390319	\$0.251030
05/01/2018-4/30/2019	\$ 63.799496	\$1.390319	\$0.251030
05/01/2019-4/30/2020	\$ 66.027386	\$1.390319	\$0.251030
05/01/2020-4/30/2021	\$ 68.322113	\$1.390319	\$0.251030
05/01/2021-4/30/2022	\$ 70.685681	\$1.529351	\$0.289650
05/01/2022-4/30/2023	\$ 73.120156	\$1.529351	\$0.289650
05/01/2023-4/30/2024	\$ 75.627667	\$1.529351	\$0.289650
05/01/2024-4/30/2025	\$ 78.210402	\$1.529351	\$0.289650
05/01/2025-4/30/2026	\$ 80.870619	\$1.529351	\$0.289650

¹Shell rent calculation: Summarized in the Rental Rate Summary Table above

²Tenant Improvements of \$434,539.31 are amortized at a rate of 8 percent per annum over the remaining firm term of the lease.

³Operating Costs rent calculation: \$10.463504 per RSF multiplied by 15,536 RSF

⁴Building Specific Amortized Capital (BSAC): \$0.00

⁵Parking costs summarized in Rental Rate Summary Table above.

⁶Rooftop Antenna costs summarized in Rental Rate Summary above.

INITIALS: BG & JP
LESSOR & GOVT