

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LCA03465
ADDRESS OF PREMISES 16644 WEST BERNARDO DRIVE SAN DIEGO, CA 92127	PDN Number: N/A

THIS AMENDMENT is made and entered into between West Ridge LLC A California Limited Liability

whose address is: 16644 West Bernardo Drive, Suite 300

San Diego, CA 92127

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 revise Section 1.03 A., RENT AND OTHER CONSIDERATION (AAP VARIATION (APR 2015)).

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:

1.03 RENT AND OTHER CONSIDERATION (AAP VARIATION (APR 2015))

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

	RENT PERIOD: 12/4/16 TO 2/15/17 FIRM TERM	RENT PERIOD: 2/16/17 TO 12/3/21 FIRM TERM	RENT PERIOD: 12/4/21 TO 12/3/26 NON -FIRM TERM
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$206,322.48	\$206,322.48	\$206,322.48
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$9,023.34	\$0.00
OPERATING COSTS ³	\$36,150.52	\$36,150.52	\$ 36,150.52
TOTAL ANNUAL RENT	\$242,473.00	\$251,496.34	\$242,473.00

¹ Shell rent calculation: (Firm Term) \$38.09 per ABOA SF multiplied by 5,416 ABOA SF (rounded rentable rate is \$32.76 per RSF)
(Non-Firm Term) \$38.09 per ABOA SF multiplied by 5,416 ABOA SF (rounded rentable rate is \$32.76 per RSF)

² Tenant Improvements of \$37,214.00 are amortized at a rate of 6% over 57 months, the remaining firm term.

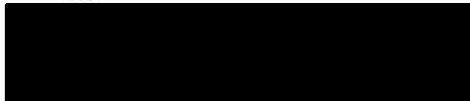
³ Operating Costs rent calculation: \$6.67 per ABOA SF multiplied by 5,416 ABOA SF (rounded rentable rate is \$5.74 per RSF)

This Lease Amendment contains {1} page.


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: Barbara Schuyler
 Title: Real Estate Manager
 Entity Name: West Ridge LLC
 Date: 3/13/2017

FOR THE GOVERNMENT:

Signature: 
 Name: Lawrence C. Becker
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 3/20/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: JEFF R. JOHNSON
 Title: CONTROLLER
 Date: 3-13-17