

LEASE NO. GS-09P-LCA03481

Global Lease
GSA FORM L100 (09/2015)

This Lease is made and entered into between

301 Howard Strategic Ventures LLC

(Lessor), whose principal place of business is 301 Howard Street, Suite 201, San Francisco, CA 94105-6605, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

301 Howard Street
San Francisco, CA 94105-6605

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term **November 5, 2017 – November 4, 2032** subject to termination as are hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

Name: Justin B. Kleinman
Title: Authorized Signatory
Entity Name: 301 Howard Strategic Venture LLC
Date: March 12, 2018

FOR THE GOVERNMENT:

Name: Carl Brown
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 3/12/2018

WITNESSED FOR THE LESSOR BY:

Name: Manuel Higuer
Title: Attorney
Date: 3/12/18

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SEP 2015)

The Premises are described as follows:

A. Office and Related Space: 16,503 rentable square feet (RSF), yielding 14,091 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 5th and 16th floors) and known as Suites 575 and 1600, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as 17.1 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

C. INTENTIONALLY DELETED

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas in the Premises. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 2 structured/inside parking spaces are required for the non-exclusive use of the Government. The Lessor shall provide such parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property. Additional parking conditions are included in this Lease in Paragraph 7.03.

B. Antennas, Satellite Dishes, and Related Transmission Devices: Subject to Section 3.44 C, (1) Space located on the roof of the Building, in a location approved by Lessor, sufficient in size for the installation and placement of telecommunications equipment, and (2) the right to access the roof of the Building.

1.03 RENT AND OTHER CONSIDERATION (SEP 2015)

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

| | FIRM TERM (YEARS 1-5) | FIRM TERM (YEARS 6-10) | NON FIRM TERM (YEARS 11-15) |
|---|-----------------------|------------------------|-----------------------------|
| | ANNUAL RENT | ANNUAL RENT | ANNUAL RENT |
| SHELL RENT ¹ | \$1,108,899.26 | \$1,238,385.12 | \$1,387,077.15 |
| TENANT IMPROVEMENTS RENT ² | TBD | TBD | \$0.00 |
| OPERATING COSTS ³ | \$180,891.00 | \$180,891.00 | \$180,891.00 |
| BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴ | TBD | TBD | \$0.00 |
| TOTAL ANNUAL RENT | \$1,289,790.26 | \$1,419,276.12 | \$1,567,968.15 |

¹Shell rent calculation:

(Firm Term, Years 1-5) \$67.193799 per RSF multiplied by 16,503 RSF

(Firm Term, Years 6-10) \$75.04 per RSF multiplied by 16,503 RSF

(Non Firm Term, Years 11-15) \$84.05 per RSF multiplied by 16,503 RSF

²The Tenant Improvement Allowance of up to \$922,115.04 will be amortized into the rent upon the substantial completion and acceptance of the tenant improvements at a rate of 8.0% per annum over the remaining firm term of the Lease.

³Operating Costs rent calculation: \$10.961098 per RSF multiplied by 16,503 RSF, subject to the operating cost adjustments described in Section 2.09.

⁴The Building Specific Amortized Capital (BSAC) of up to \$56,364.00 will be amortized into the rent upon the substantial completion and acceptance of the Building Specific Amortized Capital at a rate of 8.0% per annum over the remaining firm term of the Lease.

B. SUB-PARAGRAPH INTENTIONALLY DELETED

C. SUB-PARAGRAPH INTENTIONALLY DELETED

D. 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.

E. INTENTIONALLY DELETED

F. 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.

G. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

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

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

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.

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

I. SUB-PARAGRAPH INTENTIONALLY DELETED.

J. In accordance with the Lease negotiations, the Lessor has offered free rent to the Government for the first 1 (one) month of the Lease. Therefore, the first 1 (one) months of the Lease shall be provided at no cost to the Government. Upon substantial completion of TI and BSAC work, TI/BSAC rent will be amortized and the first one month of amortized rent shall be provided at no cost to the Government.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015)

A. DTZ AMERICAS, INC. d/b/a Cushman & Wakefield U.S., Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only \$ [REDACTED] of the Commission will be payable to DTZ AMERICAS, INC. d/b/a Cushman & Wakefield U.S., Inc. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments after substantial completion of tenant improvements and BSAC and shall continue as indicated in this schedule for adjusted Monthly Rent:

Month X Rental Payment \$XX minus prorated Commission Credit of \$XX equals \$XX adjusted Xth Month's Rent.*

Month X Rental Payment \$XX minus prorated Commission Credit of \$XX equals \$XX adjusted Xth Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or with regard to either suite as a whole, at any time effective after November 4, 2027, by providing not less than 270 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, provided that Government timely vacates the Premises prior to the effective date of termination.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2015)

The following documents are attached to and made part of the Lease:

| DOCUMENT NAME | NO. OF PAGES | EXHIBIT |
|--|--------------|---------|
| FLOOR PLAN(S) | 2 | A |
| AGENCY'S SPECIAL REQUIREMENTS | 41 | B-1 |
| AGENCY'S ELECTRICAL REQUIREMENTS | 37 | B-2 |
| ELECTRONIC SECURITY REQUIREMENTS | 18 | B-3 |
| MEGACENTER ALARM REQUIREMENTS | 9 | B-4 |
| SECURITY REQUIREMENTS | 8 | C |
| SECURITY UNIT PRICE LIST | 2 | D |
| GSA FORM 3517B GENERAL CLAUSES | 46 | E |
| GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY) | 2 | F |
| SEISMIC FORM C, BUILDING RETROFIT OR NEW CONSTRUCTION PREAWARD COMMITMENT | 1 | G |
| 301 HOWARD STREET RULES AND REGULATIONS | 4 | H |

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2015)

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$65.44 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 8.0 percent.

B. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

C. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

D. If it is anticipated that the Government will spend more than the allowance identified above, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

1.09 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space

| | INITIAL BUILD-OUT |
|--|-------------------|
| ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS) | \$2.98 |
| LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS) | 3.0% |

1.10 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) INTENTIONALLY DELETED

1.11 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013) INTENTIONALLY DELETED

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 5.26 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 16,503 RSF by the total Building space of 313,943 RSF.

1.13 REAL ESTATE TAX BASE (SEP 2013)

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is \$127,094.00. Tax adjustments shall not occur until the tax year following lease commencement has passed.

1.14 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$10.96 per RSF (\$160,891.00/annum).

1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," subsequent to the Lease Term Commencement Date, if the Government vacates the entirety of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$2.50 per ABOA SF per year of Space vacated by the Government

1.16 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage"

- \$185.00 per hour per floor

1.17 INTENTIONALLY DELETED

1.18 BUILDING IMPROVEMENTS (MAR 2016)

Before the Government accepts the Space, the Lessor shall complete the following additional Building improvements.

- A. Landlord to increase number of directional signs in the Basement and a sign next to the garage access door
- B. The wheelchair lift located within 301 Howard Street will be replaced by Landlord at Landlord's cost

1.19 INTENTIONALLY DELETED