

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-09P-LCA03012
ADDRESS OF PREMISES 744 La Guardia Salinas, California 9390-3358	PDN Number:

THIS AMENDMENT is made and entered into between **Salinas Airport Business Center**

whose address is: 295 Main Street, Suite 500, California 93901

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.

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 Government execution as follows:

Accordingly, paragraph "Lease term" and 1.03 A, and 1.05 are deleted in their entirety and replaced with the following:

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning on **March 1, 2016 and continuing through February 28, 2026** (10 Years, 5 Years Firm), subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains (2) page.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
 Name: Samuel _____
 Title: Owner / Managing Partner
 Entity Name: Salinas Airport Business Center
 Date: 3-2-16

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 General Services Administration, Public Buildings
 Service _____
 Date: March 3, 2016

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Michael Kobrinsky
 Title: Manager
 Date: 3-2-16

Paragraph 1.03 has been deleted and replaced with the following as shown below:

1.03 Rent and Other Consideration (Sep 2013)

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

	MARCH 1, 2016 – FEBRUARY 28, 2021	MARCH 1, 2021 – FEBRUARY 28, 2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$125,264.00	\$132,936.42
TENANT IMPROVEMENTS RENT ²	\$82,003.29	\$0.00
OPERATING COSTS ³	\$ 24,583.06	\$ 39,458.16
TOTAL ANNUAL RENT	\$231,850.35	\$172,394.58

¹Shell rent calculation:

(Firm Term) \$16.00 per RSF multiplied by 7,829 RSF

(Non Firm Term) \$16.98 per RSF multiplied by 7,829 RSF

²The Tenant Improvement Amortized is \$353,472.20 at a rate of 6 percent per annum over 5 years.

³Operating Costs rent calculation: \$3.14 per RSF multiplied by 7,829 RSF

(Firm Term) \$3.14 per RSF multiplied by 7,829 RSF

(Non Firm Term) \$5.04 per RSF multiplied by 7,829 RSF

1.05 Termination Rights (Aug 2011)

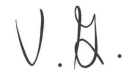
The Government may terminate this Lease in whole or in part, at any time effective after February 28, 2021, by providing not less than 60 day prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rent shall accrue after the effective date of termination.

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

INITIALS:


LESSOR

&


GOVT