

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-09P-LCA03310
ADDRESS OF PREMISES 330 N. Harris Street Hanford, California 93230	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Great Valley Holdings, LLC**

whose address is: P.O. Box 221815
Carmel, CA 93922

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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 September 15, 2015 follows:

Use of the GSA Form 276 Supplemental Lease Agreement has been discontinued. All references in the Lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "LEASE AMENDMENT".

This Lease Amendment No. 1 represents the Lease Term stated beneficial occupancy date of September 15, 2015, revises the Rent And Other Consideration to reflect that the Tenant Improvement Rent and the Building Specific Amortized Capital (BSAC) Rent were not completed by September 15, 2015 and are excluded at this time and will be adjusted at the time of substantial completion and acceptance of the tenant improvements. Therefore, effective September 15, 2015:

LEASE TERM beneficial occupancy date is added. Paragraph 1.03 A is deleted in its entirety and replaced with the following. Paragraph 1.03A is added as follows:

LEASE TERM states the beneficial occupancy date:


TO HAVE AND TO HOLD the said premises with its appurtenances for a term beginning September 15, 2015 through September 14, 2030 subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains 2 pages.

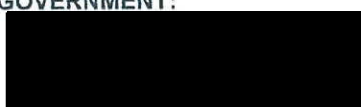
All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR:

Signature: 
 Name: STANLEY A. LAM
 Title: PRESIDENT
 Entity Name: GREAT VALLEY HOLDINGS, LLC
 Date: September 8, 2015

FOR THE GOVERNMENT:

Signature: 
 Name: CARL SPOLAR
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: September 8, 2015

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Diane Kalsman
 Title: Accountant
 Date: September 8, 2015

SHEET NO. 1 ATTACHED TO AND MADE PART OF LEASE AMENDMENT NO. 1 OF LEASE NO. GS-09P-LCA03310

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:

	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	\$156,475.00	\$172,150.00	\$197,931.25
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$ 0.00	\$ 0.00
OPERATING COSTS ³	\$ 64,212.50	\$ 64,212.50	\$ 64,212.50
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$ 0.00	\$ 0.00
PARKING ⁵	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$220,687.50	\$236,362.50	\$262,143.75

¹Shell rent calculation:

(Firm Term Yrs. 1-5) \$22.76 per RSF multiplied by 6,875 RSF

(Firm Term Yrs. 6-10) \$25.04 per RSF multiplied by 6,875 RSF

(Non Firm Term Yrs. 11-15) \$28.79 per RSF multiplied by 6,875 RSF

²The Tenant Improvement Rent is excluded at this time and will be adjusted to amortize the Tenant Improvement Allowance over the then remaining balance of the firm term, upon substantial completion and acceptance of the tenant improvements by the Government.

³Operating Costs rent calculation: \$9.34 per RSF multiplied by 6,875 RSF

⁴Building Specific Amortized Capital (BSAC) Rent is excluded at this time and will be adjusted to amortize the BSAC costs over the then remaining balance of the firm term, upon substantial completion and acceptance of tenant improvements by the Government.

⁵Parking costs described under sub-paragraph H below

All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:

LESSOR

&

GOVT