

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
ADDRESS OF PREMISES 13911 PARK AVENUE, SUITE 202, VICTORVILLE, CA 92392-2464	TO LEASE NO. GS-09P-LCA03360 PDN Number:

THIS AMENDMENT is made and entered into between **Brentwood Mortgage Group Three, LLC**

whose address is: 14350 Civic Drive, Suite 200,
Victorville, CA 92392

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 the total Tenant Improvement Allowance, replace the construction schedule, and provide Notice to Proceed for Change Order Number 2.


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 as follows:

Accordingly the following: Paragraphs 1.03 and 4.01C are hereby deleted in their entirety and the following paragraphs are substituted therefore. Paragraph 4.12 and Exhibit I are hereby added to the Lease.

This Lease Amendment contains 3 pages including Exhibit I.

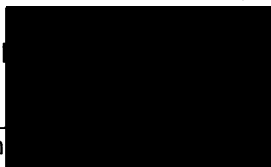
All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

Signature: 
 Name: Ed Mustafa
 Title: Manager
 Entity Name: Brentwood Mortgage Group Three, LLC


Date: 3-30-2016

FOR THE GOVERNMENT

Signature: 
 Name: Clara Eunm
 Title: Lease Contracting Officer
GSA, Public Buildings Service,

Date: April 1, 2016

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: CHUCK INGLETON
 Title: Property Manager
 Date: 3-30-16

Section 1.03A and B, and 4.01C of the Lease are deleted in their entirety and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION (APR 2015)

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

	FIRM TERM 09/15/2015-09/14/2020		NON-FIRM TERM 09/15/2020-09/14/2025	
	ANNUAL RENT	ANNUAL RATE/ RSF	ANNUAL RENT	ANNUAL RATE/ RSF
SHELL RENT ¹	\$70,008.00	\$24.00	\$78,759.00	\$27.00
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00	\$0.00	\$0.00
OPERATING COSTS ³	\$ 10,151.16	\$3.48	\$ 12,251.40	\$4.20
TOTAL ANNUAL RENT	\$80,159.16	\$27.48	\$91,010.40	\$31.20

¹Shell rent calculation:

(Firm Term) \$24.00 per RSF multiplied by 2,917 RSF

(Non-Firm Term) \$27.00 per RSF multiplied by 2,917 RSF

² The Tenant Improvement Allowance of \$84,775.95 will be made available to the Government to be used for tenant improvement build out. The tenant improvements will be amortized into the rent upon acceptance of the TI's through the remaining firm term of the lease at a rate of 6 percent per annum and will be document through a subsequent Lease amendment..

³Operating Costs rent calculation: Operating costs shall NOT be subject to annual adjustments.

(Firm Term) \$3.48 per RSF multiplied by 2,917 RSF

(Non-Firm Term) \$4.20 per RSF multiplied by 2,917 RSF

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 2,638 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

4.01 SCHEDULE FOR COMPLETION OF SPACE (SIMPLIFIED) (SEP 2013)

"C. Construction Schedule. The Lessor shall complete all required build-out conforming to the Lease and approved DIDs on or before May 31, 2016."

Paragraph 4.12 is hereby added to the Lease:

4.12 NOTICE TO PROCEED FOR CHANGE ORDER NUMBERS 2

Following a Government review of the submitted Change Order Number 2, the Government has determined that the pricing submitted is fair and reasonable and a Notice to Proceed for this change order is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed **\$3,960.00**, inclusive of all management and architectural fees, depicted on Exhibit I attached hereto.

All other terms and conditions of the Lease remain in full force and effect.

Initials: SM (Lessor) / ca (Gov't)