

STANDARD FORM 2
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41CFR) 101-11.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 2/4/2011

LEASE No. GS-09B-02677

THIS LEASE, made and entered into this date between: CLPF-Sycamore, L.P.

whose address is: 2650 Cedar Springs Road, LP, Suite 850
Dallas, TX 75201-1490

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
123,000 rentable square feet (r.s.f.), yielding approximately 123,000 ANSI/BOMA Office Area square feet and related space located on the at Sycamore Collection - Building 2, 6711 Sycamore Canyon Boulevard, Riverside, CA 92507-0751 as depicted on the attached document, entitled Exhibit A (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on October 1, 2010 through September 30, 2025, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$946,831.00 at the rate of \$78,902.58 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

CLPF-Sycamore, L.P.

4. The Government may terminate this lease in whole or in part effective any time after after September 30, 2020, giving at least one-hundred and twenty (120) days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) required by local code.
 - B. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

7. The following are attached and made a part hereof:

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

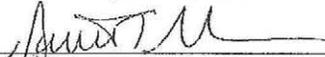
- a) The Solicitation For Offers Number OCA2012 (pages 1-41) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) GSA Form 3517B (pages 1-17);
- c) GSA Form 3518 (pages 1-7);
- d) Floor Plan (Exhibit "A", page 1).
- e) Sheet No. 1, containing paragraphs 9-16 ^{22 RC CD}

8. The following changes were made in this lease prior to its execution:

Paragraphs 5 of this STANDARD FORM 2 was deleted in its entirety. Paragraphs 9 through 18 have been added. ^{22 RC CD}

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: CLPF-Sycamore, L.P.

BY  _____
 (Signature) ^{CLPF Sycamore} (Signature)

IN PRESENCE OF:

 _____ 2650 Cedar Springs Rd, Suite 850
 (Signature) (Address)
Dallas, TX 75201

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY 
 CONTRACTING OFFICER, GSA