

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: *MARCH 24, 2011*

LEASE No. GS-09B-02758

THIS LEASE, made and entered into this date between 4128 WILSHIRE LLC

whose address is: 4751 Wilshire Boulevard
Suite 110
Los Angeles, California 90010-3838

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:
18,644 rentable square feet (r.s.f.), yielding approximately 16,400 ANSI/BOMA Office Area square feet and related space located on the 6th Floor at the Centrum North building, 1120 W. La Veta Avenue, Orange, California 92868-4231, together with two (2) onsite, reserved, structured parking spaces, as depicted on the attached floor plans (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.
3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.
4. The Government may terminate this lease in whole or in part effective at any time after the tenth (10th) year of this lease giving at least one hundred 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) described in Paragraph 1 and parking spaces required by local code.
 - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings. Rent is subject to adjustment in accordance with SFO Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 9CA3038 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices in accordance with SFO Paragraph 8.14 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 9CA3038 (pages 1-50) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) Special Requirements (pages 1-51);
- c) Amendment Number 1 (pages 1-3);
- d) Amendment Number 2 (1 page);
- e) GSA Form 3517B (pages 1-33, 11/05);
- f) GSA Form 3518 (pages 1-7, 01/07);
- g) Sheet no. 1-3 containing Paragraphs 9-26;
- h) Floor Plan (Exhibit "A");
- i) Site Plan (Exhibit "B").

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

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 26 have been added.

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

LESSOR: 4128 WILSHIRE LLC

BY _____

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

1120 W. LaVeta, Orange, CA 92668
(Address)

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

BY _____

CONTRACTING OFFICER, GSA

