

**LEASE NO. GS-09B-02880**

Standard Lease  
GSA FORM L201C (September 2011)

**INSTRUCTIONS TO OFFERORS:** Do not attempt to complete this Lease Form (GSA Form L201-C). Upon selection for award, GSA will transcribe the successful Offeror's final offered rent and other price data included on the Lease Proposal Form (1364C) into the Lease form, and transmit the completed Lease form, together with appropriate attachments, to the successful Offeror for execution.

This Lease is made and entered into between

**WALTON GREENLAW ONTARIO OFFICE B, LLC**

("the Lessor"), whose principal place of business is 900 NORTH MICHIGAN BLVD, SUITE 1900, CHICAGO, IL, 60611-6536 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**3200 EAST GUASTI ROAD, ONTARIO, CA 91761**

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

**LEASE TERM**

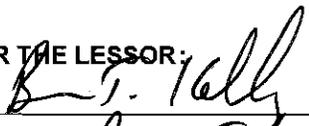
To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

**Ten (10) Years, Five (5) Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

**FOR THE LESSOR:**



Name: Brian T. Kelly  
Title: Authorized Representative  
Date: 4-26-12

**FOR THE GOVERNMENT:**



Name: Veronica Gonzalez  
Lease LCO  
Date: May 2, 2012

**WITNESSED BY:**



Name: Elaine Borowski  
Title: assistant  
Date: 4-26-12

LESSOR:  GOVERNMENT: 

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**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

**1.01 THE PREMISES (AUG 2011)**

The Premises are described as follows:

Office and Related Space: 11,705 rentable square feet (RSF), yielding 10,294 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 13.7 percent, located on the 2 floor, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

**1.02 EXPRESS APPURTENANT RIGHTS (AUG 2011)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: A total of forty six (46) surface parking spaces as depicted on the plan attached hereto as Exhibit B, of which twenty (20) shall be reserved and twenty six (26) shall be unreserved for the exclusive use of the Government. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

**1.03 RENT AND OTHER CONSIDERATION (AUG 2011)**

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

	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$49,687.73 <sup>4</sup>	\$99,375.45	\$240,537.75
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$53,613.99 <sup>4</sup>	\$107,227.97	\$0.00
OPERATING COSTS	\$ 27,214.13 <sup>4</sup>	\$ 54,428.25 <sup>5</sup>	\$ 54,428.25
BUILDING SPECIFIC SECURITY <sup>3</sup>	\$ 2,954.75 <sup>4</sup>	\$ 5,909.49	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$133,470.60</b>	<b>\$266,941.16</b>	<b>\$294,966.00</b>

<sup>1</sup>Year one's total annual rent has been reduced by 50% for all items as a rent concession provided by the Lessor.

<sup>2</sup>The Tenant Improvement Allowance is amortized at a rate of 4 percent per annum over 5 years.

<sup>3</sup>Building Specific Security Costs is amortized at a rate of 4 percent per annum over 5 years.

<sup>4</sup>Rates are rounded.

<sup>5</sup>Operating cost base is established at \$4.65 per rentable square feet on year one (see Paragraph 1.11) and subject to cost adjustments (see Paragraph 2.06).

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 10,294 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

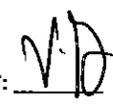
C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01, THE PREMISES" created herein;
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not

LESSOR:  GOVERNMENT: 

limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

- 4. All services, utilities for the proper operation of the Property, the Building, and the leased Premises, in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements and improvements required to be made thereto to meet the requirements of this Lease.

**1.04 TERMINATION RIGHTS (AUG 2011)**

The Government may terminate this Lease, in whole or in part, at any time, effective after year five (5) of this Lease by providing not less than thirty (30) days' 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 rental shall accrue after the effective date of termination.

**1.05 RENEWAL RIGHTS**

- A. Provided this lease does not exceed a total of 20 years, the Government may elect and is hereby given the option to renew this Agreement and Lease for a further period up to five (5) years under the same terms and conditions.
- B. The option to renew may be exercised only upon notice in writing to Lessor not later than one hundred and twenty (120) days prior to the end of the preceding term.
- C. This Lease may be renewed at any time by the Government for a term up to **TEN (10) YEARS** at the following rental rate(s):

<b>OPTION TERM, YEARS 11 – 20</b>	
	<b>ANNUAL RENT      ANNUAL RATE / RSF</b>
SHELL RENTAL RATE	<b>\$351,150.00      \$30.00</b>
OPERATING COST	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 11 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.

All other terms and conditions of this lease shall remain in force and effect during any renewal term.

**1.06 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)**

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
PARKING PLAN(S)	1	B
AGENCY-SPECIFIC REQUIREMENTS	49	C
ADDITIONAL SECURITY REQUIREMENTS	2	D
SECURITY UNIT PRICE LIST	1	E
GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT	1	F
GSA FORM 3517B GENERAL CLAUSES	33	G
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	H
SITE PLAN	1	I
AMENDMENT NO. 1	1	J
ENERGY STAR AGREEMENT	1	K

**1.07 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)**

The Tenant Improvement Allowance (TIA) for purposes of this Lease is **\$47.13408** per ABOA SF for a total TIA of **\$485,198.22**. The TIA is the amount that the Lessor shall make available for the Government to be used for the TIs. This amount is amortized in the rent over the firm term of this Lease at an annual interest rate of 4 percent. Year one's (1) TIA total annual rent is reduced by \$53,613.98, as a rent concession from the Lessor.

**1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AUG 2011)**

- A. The Government, at its sole discretion, shall make all decisions as to the use of the TI Allowance. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the firm term.
- B. The Government shall have the right to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining unamortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the firm term of the Lease.
- C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the lease paragraph entitled "Acceptance of Space and Certificate of Occupancy;" or
3. Negotiate an increase in the rent.

**1.09 TENANT IMPROVEMENT FEE SCHEDULE (AUG 2011)**

For pricing TI Costs as defined herein, the following rates shall apply for the initial build-out of the Space.

	<b>INITIAL BUILD-OUT</b>
ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF CONSTRUCTION COSTS)	█ APT(b)(4)
LESSOR'S PROJECT MANAGEMENT FEE (% OF CONSTRUCTION COSTS)	█ PT(b)(4)

**1.10 PERCENTAGE OF OCCUPANCY**

As of the lease award date, the Government's percentage of occupancy is **17.29** percent. The percentage of occupancy is derived by dividing the total Government space of **11,705** RSF by the total building space of **67,689** RSF.

**1.11 OPERATING COST BASE (AUG 2011)**

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$4.65** per rentable square feet (**\$54,428.25/annum**). Although, the Lessor has provided a rent concession of 50% off the first (1) years rent, for purposes of operating cost adjustments the base remains established as \$4.65 per rentable square feet.

**1.12 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (AUG 2011)**

In accordance with the section entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **\$1.75** per ABOA SF of space vacated by the Government.

**1.13 HOURLY OVERTIME HVAC RATES (AUG 2011)**

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

- **\$45.00** per hour per zone

The Lessor must submit a proper invoice quarterly to GSA Building Manager or designee located at GSA, Property Management Field Office, 312 North Spring Street, Suite 1020, Los Angeles, CA 90012. Failure to submit a proper invoice within 90 days of providing overtime utilities shall constitute as a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this Lease.

**1.14 24-HOUR HVAC REQUIREMENT (APR 2011)**

The hourly overtime HVAC rate specified above shall not apply to any portion of the premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the premises, such services shall be provided by the Lessor and separately metered. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the building at no additional cost.

The Lessor must submit a proper invoice quarterly to GSA Building Manager or designee located at GSA, Property Management Field Office, 312 North Spring Street, Suite 1020, Los Angeles, CA 90012. Failure to submit a proper invoice within 90 days shall constitute as a waiver of the Lessor's right to receive any payment for such 24 Hour HVAC costs pursuant to this lease.

**1.15 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)**

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. Achieve an Energy Star score of 81 or higher. See Exhibit K.
- B. The building sprinkler system will be fully compliant with NFPA 25, prior to occupancy.
- C. The building fire alarm system will be fully compliant with NFPA 101, prior to occupancy.
- D. Janitorial cleaning hours are to be coordinated with Government supervision between the hours of 7:30 AM - 5:00 PM.

**1.16 UNAUTHORIZED IMPROVEMENTS**

All questions pertaining to this lease agreement shall be referred in writing to the **General Service Administration (GSA) ATTN: Contracting Officer, 300 North Los Angeles Street, Suite 4100, Los Angeles, CA 90012**. This contract is between **GSA** and the **WALTON GREENLAW ONTARIO OFFICE B, LLC**. GSA assumes no financial responsibility for any cost incurred by the Lessor except as provided by the term of the lease agreement or authorized in writing by the GSA Contracting Officer. **If Lessor delivers space with improvements not authorized or requested in writing by the GSA, then Lessor shall not be entitled to compensation if the improvements remain in place after the Government's acceptance of the space.**

LESSOR: BPK GOVERNMENT: VJD