

This Lease is made and entered into between

**SOUTH BAY CENTRE LLC**

("the Lessor"), whose principal place of business is **W. 190<sup>th</sup> Street, Ste 820, Torrance, CA 90502** 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

**1515 WEST 190<sup>th</sup> STREET  
GARDENA, CA 90502**

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**

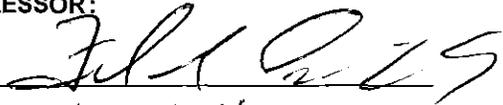
To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

**10 Years, 5 Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth, to be used for general office purposes in accordance with the terms of the lease. The commencement date of this Lease is **February 13, 2013**, 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: Frank Campbell  
Title: Vice President  
Date: 12/13/12

**FOR THE GOVERNMENT:**



Christopher Fitch  
Lease Contracting Officer  
Date: 1/14/2013

**WITNESSED BY:**



Name: Paula Demun  
Title: Market lease Analyst  
Date: 12-13/12

<b>SECTION 1 THE PREMISES, RENT, AND OTHER TERMS</b> .....	<b>3</b>
1.01 THE PREMISES (SIMPLIFIED) (AUG 2011) .....	3
1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (SEPT 2011) .....	4
1.03 RENTAL CONSIDERATION (SIMPLIFIED) (SEPT 2011) .....	4
1.04 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.....	4
1.05 TERMINATION RIGHTS (SIMPLIFIED) (SEPT 2011) .....	4
1.06 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.....	4
1.07 DOCUMENTS INCLUDED WITH LEASE (SIMPLIFIED) (DEC 2011).....	4
1.08 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.....	4
1.09 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.....	4
1.10 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011) .....	4
1.11 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012).....	4
<b>SECTION 2 GENERAL TERMS, CONDITIONS AND STANDARDS</b> .....	<b>5</b>
2.01 DEFINITIONS AND GENERAL TERMS (AUG 2011).....	5
2.02 AUTHORIZED REPRESENTATIVES (AUG 2011) .....	5
2.03 WAIVER OF RESTORATION (APR 2011).....	5
2.04 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.....	6
2.05 CHANGE OF OWNERSHIP (APR 2011) .....	6
2.06 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.....	6
2.07 ADJUSTMENT FOR VACANT PREMISES (SIMPLIFIED) (SEPT 2011).....	6
2.08 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.....	6
2.09 FIRE AND CASUALTY DAMAGE (SIMPLIFIED LEASE) (APR 2011) .....	6
2.10 DEFAULT BY LESSOR (SIMPLIFIED) (APR 2011).....	6
2.11 INTEGRATED AGREEMENT (SIMPLIFIED) (APR 2011).....	7
2.12 MUTUALITY OF OBLIGATION (SIMPLIFIED) (APR 2011).....	7
2.13 CHANGES (SIMPLIFIED) (SEPT 2011) .....	7
2.14 COMPLIANCE WITH APPLICABLE LAW (SIMPLIFIED) (APR 2011).....	7
2.15 CLAUSES INCORPORATED BY REFERENCE (SIMPLIFIED) (APR 2011).....	7
<b>SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS</b> .....	<b>8</b>
3.01 WORK PERFORMANCE (AUG 2011).....	8
3.02 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2000) .....	8
3.03 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (DEC 2007) .....	8
3.04 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (DEC 2010) .....	9
3.05 INTENTIONALLY DELETED (SIMPLIFIED) (AUG 2008).....	9
3.06 WOOD PRODUCTS (AUG 2008) .....	9
3.07 ADHESIVES AND SEALANTS (AUG 2008) .....	9
3.08 BUILDING SHELL REQUIREMENTS (APR 2011).....	9
3.09 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (SIMPLIFIED) (SEPT 2011).....	9
3.10 QUALITY AND APPEARANCE OF BUILDING (APR 2011).....	9
3.11 VESTIBULES (APR 2011).....	10
3.12 MEANS OF EGRESS (AUG 2011) .....	10
3.13 AUTOMATIC FIRE SPRINKLER SYSTEM (AUG 2011) .....	10
3.14 FIRE ALARM SYSTEM (AUG 2011).....	10
3.15 ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011).....	10
3.16 ELEVATORS (SIMPLIFIED) (AUG 2011) .....	11
3.17 DEMOLITION (SIMPLIFIED) (AUG 2011).....	11
3.18 ACCESSIBILITY (FEB 2007).....	11
3.19 CEILINGS (SIMPLIFIED) (DEC 2011) .....	11
3.20 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (AUG 2011) .....	11
3.21 WINDOWS (SIMPLIFIED) (AUG 2011).....	12
3.22 PARTITIONS: PERMANENT (APR 2011).....	12
3.23 INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011).....	12
3.24 PAINTING (AUG 2011).....	12
3.25 FLOORS AND FLOOR LOAD (AUG 2011).....	12
3.26 FLOOR COVERING AND PERIMETERS (SIMPLIFIED) (AUG 2011) .....	13
3.27 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011).....	13
3.28 ELECTRICAL (SIMPLIFIED) ( SEPT 2011) .....	13
3.29 ADDITIONAL ELECTRICAL CONTROLS (APR 2011) .....	13
3.30 PLUMBING (APR 2011) .....	13
3.31 DRINKING FOUNTAINS (APR 2011) .....	13
3.32 TOILET ROOMS (DEC 2011).....	13
3.33 PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011).....	14
3.34 HEATING VENTILATION AND AIR CONDITIONING (SIMPLIFIED) (APR 2011).....	14



The Premises are as described under Exhibit A, Proposal to Lease Space, GSA Form 1364A.

**1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (SEPT 2011)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right, subject to Lessor's prior written approval, 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: Parking shall be provided as described under Block 16 sections A through D of Exhibit A, Proposal to Lease Space, GSA Form 1364A. 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.

**1.03 RENTAL CONSIDERATION (SIMPLIFIED) (SEPT 2011)**

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1364A and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the maximum ABOA solicited by the Government. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Unless a separate rate is specified on Exhibit A, GSA Form 1364A, rights to parking areas will be deemed included in the rent.

Rent shall not be adjusted for changes in taxes or operating costs.

**1.04 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.**

**1.05 TERMINATION RIGHTS (SIMPLIFIED) (SEPT 2011)**

The Government may terminate this Lease, in whole or in parts, effective after the firm term of this Lease by providing not less than 180 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. The right of termination shall expire 180 days after the last day of the firm term.

**1.06 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.**

**1.07 DOCUMENTS INCLUDED WITH LEASE (SIMPLIFIED) (DEC 2011)**

The following documents are included as part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Proposal to Lease Space (GSA Form 1364A)	1	A
Representations and Certifications (GSA Form 3518A)	7	B
Floor Plan Delineating the Premises	1	C
Security Requirements	2	D

**1.08 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED**

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**1.10 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)**

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50 percent of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.

If the Lessor is a HUBZone small business concern (SBC) that did not waive the price evaluation preference, the Lessor shall provide a certification within 10 days after lease award to the LCO (or representative designated by the LCO) that the Lessor was an eligible HUBZone SBC on the date of award. If it is determined within 20 days after award that a HUBZone SBC Offeror that has been awarded the lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims, or damages of any nature whatsoever.