

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	<b>LEASE AMENDMENT NO. 2</b>
<b>LEASE AMENDMENT</b>	<b>TO LEASE NO. GS-09B-02970</b>
<b>ADDRESS OF PREMISES:</b> 5253 BUSINESS CENTER DRIVE, FAIRFIELD, CA 94534-1795	<b>PDN Number:</b> N0524081

**THIS AGREEMENT**, made and entered into this date by and between PRINCIPLE EQUITY PROPERTIES LP, A DELAWARE LP, ON BEHALF OF THE TENANT IN COMMON OWNERS OF GREEN VALLEY TECHNICAL PLAZA whose address is 10777 NW FREEWAY, SUITE 850 HOUSTON, TX 77092-7326 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 establish beneficial occupancy, amortize the Tenant Improvement Allowance

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

**USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT.**

Paragraphs 9 and 15 are deleted in their entirety and replaced with the following;  
Paragraphs 25 through 27 are added;

"9. RENT: The Government shall pay the Lessor annual rent as follows:

From January 2012 through January 2013, the annual rent is \$560,872.88 at the rate of \$46,739.41 per month;  
From February 2013 through January 2017, the annual rent is \$702,435.55 at the rate of \$58,536.30 per month;  
From February 2017 through January 2022, the annual rent is \$590,166.38 at the rate of \$49,180.53 per month.

Rent for a lesser period shall be prorated. Rent shall be payable to:  
PRINCIPLE EQUITY PROPERTIES LP,  
ON BEHALF OF THE TENANT IN COMMON OWNERS  
OF GREEN VALLEY TECHNICAL PLAZA  
10777 NW FREEWAY, SUITE 850  
HOUSTON, TX 77092-7326"

"15. TENANT IMPROVEMENT ALLOWANCE: The adjusted cost of the Tenant Improvement of \$486,022.40 shall be amortized into the rent effective February 1, 2013 through the remaining firm term of the lease at an interest rate of 6.75% per year."

This Lease Amendment contains 2 pages.

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: [Signature]  
Name: Randy McQuay  
Title: Manager  
Entity Name: Principle Equity Properties LP  
Date: 2-7-13

**FOR THE GOVERNMENT:**

Signature: [Signature]  
Name: Peter Steyer  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service  
Date: February 13, 2013

**WITNESSED FOR THE LESSOR BY:**

Signature: [Signature]  
Name: Linda S. Larabee  
Title: Vice President of Asset mgmt  
Date: 2-7-13

"25. TENANT IMPROVEMENT RECONCILIATION: The final cost of the Tenant Improvement is \$505,947.40, of which \$19,925.00 shall be paid to the Lessor as lump sum payment, in accordance with Lease Amendment No.1. The remaining balance of \$486,022.40 shall be amortized into the rent.

Lessor TI Reconciliation is incorporated as "Exhibit A" to Lease Amendment No. 2 "

"26. ELECTRICAL USAGE MONITORING: In accordance with Paragraph 12, "Operating Cost" of the lease, a separate meter, E-Mon D-Mon (Serial # 1232TMAJ0317) is installed to monitor the electrical usage of the entire leased space. Effective September 2012 through August 2013, the electrical usage for the space shall be recorded monthly (reading shall be taken on the last working day of the month) by the Lessor and reported to GSA for tracking purposes.

**Army Data Center - Meter Readings  
Meter No. 1232TMAJ0317**

<u>Period</u>	<u>Meter Readings</u>	<u>kWh Usage</u>
8/20/12-8/31/12	42,926	
9/1/12-9/28/12	144,306	101,380
9/29/12-10/31/12	250,381	106,075
11/1/12-11/30/12	343,841	93,460
12/1/12-12/31/12	448,188	104,347
1/1/13-1/31/13	539,213	91,025

The average electrical usage for the period (September 2012 through August 2013) will be used for the Operating Cost Base re-set."

"27. OPERATING COST BASE RE-SET:

From January 18, 2012 through August 31, 2013 – Operating Cost base, established at \$13.72 per rentable square foot, includes an above average electrical usage *estimate* of [REDACTED] per rentable square feet.

From September 1, 2013 – Operating Cost will be re-established based on actual electrical usage during the first full year of occupancy. The new Operating Cost will be the electrical usage cost re-calculation amount, plus [REDACTED] per rentable square feet.

The Lessor estimates the average electrical use of a typical office to about 38,000 kWh per month, and an annual cost of [REDACTED] per rentable square feet

Effective January 18, 2014 – Normal operating cost escalation, in accordance with SFO Paragraph 4.03. "Operating Costs" will be in effect throughout the life of the lease.

A subsequent Lease Agreement will be issued to memorialize the change in operating cost."

INITIALS: RM & PB  
LESSOR & GOV'T