

4. The Government may terminate this lease in whole or in part at any time on or after December 15, 2015 by giving at least 180 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
8. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total Amount of \$782,637.84 (17,544 USF x \$44.61) shall be amortized through the rent for 5 years at a rate of 0%. The total annual cost of the Tenant Improvements for the amortized period shall be \$156,527.57.
9. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government Occupancy is established at 8.693% (18,247 RSF/209,904 RSF). Tax adjustment based on the percentage of occupancy for the Tax Parcel # 3323049001 is established at 3.427% (18,247/532,430 RSF). The tax base is established at \$1.59/RSF/year.
10. In accordance with SFO paragraph entitled Operating Costs Base, the escalation base is established at \$6.57 per RSF (\$6.57 x 18,247 RSF = \$119,882.79 per annum).
11. In accordance with the SFO paragraph entitled common area factor, the common area factor is established as 1.04 (18,247 RSF/17,544 USF).

14. Commission and Commission Credit

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] per rentable square foot per year for the firm term of this Lease". The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The commission credit is [REDACTED]. The Lessor agrees to pay the commission less the commission credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming part of this lease.

Notwithstanding Paragraph 3 of this Standard SLA, the shell rental payments due and owing under this lease shall be reduced to fully capture the Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Fifth Month Rental Payment \$41,247.87 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted Fifth's Month's Rent.

INITIALS: LA & LR
LESSOR & GOVT