

Basic Lease Terms  
Pacific Building

**Landlord:** KBS SOR Central Building, LLC

**Premises:** Floor 3, Suite 350, approximately 5,534 rentable square feet

**Commencement:** April 1, 2017

**Terminate:** October 31, 2025

**Term:** Initial term and two 5 year options to extend.

**Rental Rate:** Rate begins at \$33.94 per square foot per year, with \$1.00 per square foot annual increases.

**Tenant Imp.:** \$30.00 per rentable square feet.