

Basic Lease Terms
Central Building

Landlord:	KBS SOR Central Building, LLC
Premises:	Floor 4, approximately 21,430 rentable square feet Floor 7, approximately, 11,203 rentable square feet
Commencement:	August 25, 2015
Terminate:	October 31, 2025
Term:	10 years, 2 months, plus two 5 year options to extend.
Rental Rate:	Rate begins at \$28.00 per square foot per year, with \$1.00 per square foot annual increases.
Tenant Imp.:	\$30.00 per rentable square feet (\$978,990)