

L-326/DSS
Building 2/5610/1st Amend

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (AGT 17-646/L-326) ("FIRST AMENDMENT") is made and entered into this 6th day of November, 2018 ("Effective Date"), by and between Pontiac 2, LLC, a California limited liability company, located at 2780 N. Miami Ave., Suite 101, Fresno, CA 93727 ("LESSOR") and the COUNTY OF FRESNO, a political subdivision of the State of California, 333 W. Pontiac Way, Clovis, CA 93612, ("LESSEE"). LESSOR and LESSEE may, hereinafter, be referred to collectively as "Parties" or individually as "Party".

WITNESSETH:

WHEREAS, LESSOR and LESSEE are Parties to that certain Lease Agreement No. 17-646/L-326, dated December 12, 2017 ("Lease Agreement") for lease of office space at 3500 Pelco Way, Clovis, CA 93612 (the "Premises"); and

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. Section 1. PREMISES, located on page 1 (one) lines 10 and 11 is deleted and replaced with the following:

1.1 PREMISES – 'location commonly known as 3500 Pelco Way, Clovis, CA 93612, which includes a building containing approximately 172,000 square feet of office space"

2. Section 2. TERM, located on pages 1 and 2 is deleted in its entirety and replaced with the following:

"2. TERM The primary term of the lease shall be for a period of nineteen (19) years and shall commence July 1, 2020 or the upon the completion of the Tenant Improvements by LESSOR whichever is earlier (the "Rent Commencement Date"), and after a building occupancy permit has been issued by the local governing agency. LESSEE shall pay Base Rent and Additional Rent from and after the Rent Commencement Date. The primary term Rent Commencement Date, as set forth above, shall be acknowledged in a writing signed by LESSOR and

LESSEE's Director of Internal Services. It is understood by the Parties herein that LESSEE's primary term shall commence only after this said written acknowledgement is executed, which such acknowledgement shall not be unreasonably withheld or delayed. The primary term set forth above and any renewal term (if applicable) may be referred to hereinafter either singularly or collectively as the "Term" or 'term'.

3. Section 3.1 BASE RENT, located on page 3 (three) lines 2 through 7 is deleted and replaced with the following:

Rent Period Beginning	Monthly	Annual
July 1, 2020	\$ 232,200.00	\$ 2,786,400.00
July 1, 2021	\$ 236,844.00	\$ 2,842,128.00
July 1, 2022	\$ 241,580.88	\$ 2,898,970.56
July 1, 2023	\$ 246,412.50	\$ 2,956,949.97
July 1, 2024	\$ 251,340.75	\$ 3,016,088.97
July 1, 2025	\$ 256,367.56	\$ 3,076,410.75
July 1, 2026	\$ 261,494.91	\$ 3,137,938.97
July 1, 2027	\$ 266,724.81	\$ 3,200,697.74
July 1, 2028	\$ 272,059.31	\$ 3,264,711.70
July 1, 2029	\$ 277,500.49	\$ 3,330,005.93
July 1, 2030	\$ 283,050.50	\$ 3,396,606.05
July 1, 2031	\$ 288,711.51	\$ 3,464,538.17
July 1, 2032	\$ 294,485.74	\$ 3,533,828.94
July 1, 2033	\$ 300,375.46	\$ 3,604,505.52
July 1, 2034	\$ 306,382.97	\$ 3,676,595.63
July 1, 2035	\$ 312,510.63	\$ 3,750,127.54
July 1, 2036	\$ 318,760.84	\$ 3,825,130.09
July 1, 2037	\$ 325,136.06	\$ 3,901,632.69
July 1, 2038	\$ 331,638.78	\$ 3,979,665.34

4. Section 3(3) TENANT IMPROVEMENTS – Inserted on Page 4 (four) between lines 10 and 11 is the following:

"TENANT IMPROVEMENTS TO PREMISES/PAYMENT TERMS – LESSOR shall construct tenant improvements ("Tenant Improvements") as described in Attachment E, attached and incorporated by reference. LESSOR shall use commercially reasonable efforts to ensure that Tenant Improvements are completed by June 30, 2020. Further, any modifications to Attachment E or the final Tenant Improvement drawings, plans and specifications after the execution of this First Amendment must

1 be approved in writing by both the LESSOR and LESSEE's Director of Social
2 Services, or their respective designees, prior to commencement of construction of
3 such modifications, which approval shall not be unreasonably withheld or delayed. If
4 the modifications to Attachment E requested by the LESSEE delay the completion
5 or cause more than 5% variation in the cost of the Tenant Improvements, then
6 LESSEE shall be responsible for the cost associated with those modifications
7 including, but not limited to, the Base Rent and Additional Rent that would become
8 due absent the delay caused by such modifications, as well as any construction,
9 management, labor, material or equipment costs that are incurred by LESSOR.
10 LESSOR shall provide all labor, material and equipment for the completion of the
11 above-described work in accordance with Attachment E and the final Tenant
12 Improvement drawings, plans and specifications.

13 LESSOR and LESSEE agree that the total cost for the Tenant
14 Improvements shall not exceed the sum of forty million, nine hundred and thirty-two
15 thousand four hundred and thirty-five and 03/100 dollars (\$40,932,435.03). LESSEE
16 shall pay the costs of the Tenant Improvements in an amount not to exceed
17 \$40,932,435.03, plus interest, upon completion of Tenant Improvements or July 1,
18 2020, whichever is earlier, as follows: LESSEE'S cost for Tenant Improvements shall
19 be amortized over the Term with interest accruing at 8.5% percent per year as
20 described in Attachment F (the "TI Rent"), attached and incorporated by this
21 reference; however, LESSOR and LESSEE agree that Attachment F is intended as
22 a hypothetical amortization schedule and will be replaced with an amortization
23 schedule reflecting computation based on the actual cost of the Tenant
24 Improvements. LESSEE shall make monthly payments to LESSOR for the Tenant
25 Improvements, which shall be in addition to the Base Rent and Additional Rent.
26 If LESSEE to this LEASE terminates this LEASE prior to the completion of the
27 amortization period to pay for the Tenant Improvements described in this Section,
28 then LESSEE shall pay to LESSOR, in one lump sum, an amount equal to the

remaining unpaid unamortized principal and interest balance of LESSEE's share of the cost of the Tenant Improvements within forty-five (45) days after the LEASE termination date."

5. 13. CONDEMNATION OR PROHIBITED USE - Located on Page 8 (eight) lines 1 through 14 is deleted and replaced with the following:

"CONDEMNATION OR PROHIBITED USE – If a material portion of the Premises, which for purposes of this Section 13 shall be deemed to be 25% or more of the usable square footage of the Premises (a "Material Portion"), is appropriated, condemned, or taken by any governmental authority or public agency other than LESSEE by use or exercise of eminent domain proceedings or other proceedings, or any inverse condemnation, or is sold under threat of use or exercise of eminent domain by any governmental authority or public agency other than LESSEE, or by reason of law, ordinance, regulation, or court judgment, LESSEE's use or occupancy of the Premises, or any portion greater than 25% of the rentable square footage, shall be materially and adversely affected for the period set forth in clause (i) below, but excluding therefrom any day that is not a LESSEE business day (collectively "Condemnation or Prohibited Use"), then LESSEE shall have the right to do either of the following."

- (i) If the Condemnation or Prohibited Use is not a permanent taking but has a material adverse effect on Lessee's use and occupancy of the Premises such that Lessee cannot use the Premises in the ordinary course of business, then Base Rent shall abate for the period that the Premises is not usable by Lessee. Lessee shall be entitled to the value of any award attributable to the loss of use of the Premises during such period of non-use. Any taking with a proposed duration of over twenty-four (24) months shall be deemed to be a permanent taking. If the Condemnation or Prohibited Use is a permanent taking of a Material Portion of the Premises and has a material adverse effect on LESSEE's use and occupancy of

the Premises, then LESSEE may terminate this LEASE by giving written notice thereof to LESSOR. Such notice shall"

6. Attachment "C" to the Lease Agreement is deleted in its entirety and replaced with new Attachment C-1, which is attached and incorporated by reference.

The Parties agree that this FIRST AMENDMENT is sufficient to amend the Lease Agreement. The Lease Agreement is hereby amended, ratified and continued. It is the intent of the Parties that all other provisions of the Lease Agreement shall remain unchanged. The Parties agree that, upon execution of this FIRST AMENDMENT, the Lease Agreement and this FIRST AMENDMENT shall together be considered the Lease Agreement.

EXECUTED and EFFECTIVE as of the date first above set forth.

LESSOR:
PONTIAC 7 LLC, a
A California Limited Liability Company
By [Signature]
Clayton Medina, CFO of Manager

LESSEE:
COUNTY OF FRESNO

By [Signature]
Sal Quintero, Chairperson of the
Board of Supervisors of the County
of Fresno

ATTEST:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

By [Signature]
Deputy

FOR ACCOUNTING USE ONLY:

Fund No. 0001
Subclass 10000
Org. No. 56107001
Acct. No. 7340/1320/7612

ATTACHMENT “C-1”

Premise Services Agreement

Landscape

1. Maintenance of all Landscaped areas on the Premises
2. All Tree Maintenance
3. Plant replacement

Parking Lot

1. Contract Vacuuming
 - a. 1 x a month sweeping of all parking lot stalls
2. Resurfacing or repaving

Exterior Building Maintenance

1. Pressure Washing to be performed
 - a. 2 x year - Window washing all floors
 - b. 1 x month - Window Washing for 1st floor windows only
2. Painting
 - a. Graffiti removal as needed
3. Pest Control
 - a. 1 x month, exterior only – Treat and spray the outside of the building
4. Common Area Repairs
 - a. Vandalism repairs as needed
5. Roof Repairs

Janitorial

1. Daily:
 - a. Vacuum all carpeted areas
 - b. Sweep and/or dry mop floors
 - c. Dust cleared desk and table surfaces, clean counters
 - d. Empty all waste baskets and dispose of trash in appropriate trash bins
 - e. Clean smudges and unsightly appearances form door jambs, light switches, glass partitions, and counters
 - f. Clean and sanitize all sinks, toilets, and urinals
 - g. Clean all restroom mirrors, tile and splash walls
 - h. Spot clean restroom walls and partitions
 - i. Refill supplies in Restrooms (paper towels, toilet tissue, soap, etc.)
2. Monthly:
 - a. Dust all blinds and sills
3. Perform as Required:
 - a. Wet mop floors
 - b. Remove interior cobwebs
 - c. Dust wall picture frames and partition tops
 - d. High dust, including walls, light fixtures, vents and ledges above normal reach, door ledges
 - e. Wash/clean light fixtures, walls, A/C vents
 - f. Dust/clean baseboards
 - g. Spot clean carpets

- h. Steam clean all carpets
- i. Strip and wax all vinyl and tile flooring
- j. Clean Interior windows

HVAC

- 1. Contract Maintenance
 - a. Quarterly Service Agreement

Interior Building Maintenance

- 1. Electrical Repairs
- 2. Plumbing
 - a. Service calls
 - i. Urinal
 - ii. Toilet
 - iii. Fixture repairs
- 3. Elevator Contract Maintenance
 - a. Cost is based on two elevators
 - b. Service to be performed quarterly

Vendors

- 1. Lessee shall have the right to approve all vendors.

On-Site Management

- 1. Property Management available upon request
- 2. 1 x week - Property Management assessment of interior and exterior of building visits with lead personnel
- 3. Property Management or their representative will visit the building on a daily basis Monday through Friday.

Utilities

- 1. Utility - Gas - Lessee pays direct to PG&E
- 2. Utility - Electric - Lessee pays to LESSOR
- 3. Elevator Phone Line
 - a. To allow access to make emergency calls in case of an entrapment

Fire Safety

- 1. Maintenance of Fire Alarm System
 - a. Testing system on quarterly basis per FFD regulations
 - b. Testing system on a yearly basis per FFD regulations
 - c. Testing system on a 5-year basis per FFD regulations
- 2. Fire System Phone Line
 - a. Phone line to ensure fire alarm system is active and able to communicate to central monitoring station

Insurance

- 1. Property Insurance based on then current Building value
- 2. General Liability
- 3. Other coverages, including earthquake insurance

Property Taxes

1. Property taxes and assessments

Operating Expenses

1. Operating expenses shall be considered additional rent under the Lease.
2. Additional rent shall be paid by Lessee monthly by the 1st of the month with monthly base rent and be equal to 1/12th of the annual budget.
3. Lessor shall endeavor to deliver to Lessee an annual good faith Operating Expense budget at least 120 days prior to the start of the next calendar year.
4. Within 90 days after the year is completed, Lessor shall submit to Lessee a reconciliation of the actual Operating Expenses.
5. Any overpayment of Operating Expenses shall, at Lessor option, either be refunded to Lessee within thirty (30) days after Lessor's delivery of the statement setting forth such amount OR credited against Lessee's installment(s) of the rent next becoming due under this Lease. Any underpayment shall be paid by Lessee to Lessor within 45 days.

Modification to Agreement

This agreement may be modified subject to mutual agreement of both parties.

Administration Fee

Lessee shall pay a 9.5% Administration Fee to Lessor on all expenses.

Repairs

1. Lessor shall make any necessary repairs and replacements during the course of the life of the lease of every kind and nature and which shall be considered an operating expense.
2. All Repairs, replacement, maintenance, restoration or operation of the building and on any floor or conference room are considered as part of this agreement and will be an operating expense whether paid or incurred and without any limitation.

Term of Agreement

The term of this agreement will be for the life of the Lease.

Termination of Agreement

The Premises Services Agreement or any portion thereof may be terminated by Lessee with a 60-day notice for cause. (Termination under these terms shall not be applicable to Lessor's obligations in Section 5 of the Agreement)

*To the extent Lessor and Lessee agree upon modifications to the services to be provided by Lessor pursuant hereto, the budget shall be modified to reflect such modifications and Lessee's estimated monthly payment shall be adjusted accordingly.

Attachement "E"

PROJECT: Department of Social Services - Client Services Building

LOCATION: Clovis, Ca.

CLIENT: Fresno County Department of Social Services

BUILDING / 172,000 Sq Ft

01000	GENERAL REQUIREMENTS
00400	Preconstruction Services
00615	General Liability Insurance
00620	Professional Liability Insurance
00621	Subcontractor Default Insurance
01581	Haul Fees
01582	Weight Fees
01584	Toilets (2x a week service)
01585	Handwash Stations
	Service 2x per week
	Drop Off & Pick Up
01740	Final Construction Cleaning
01900	Misc Large Equipment Rental
01900	Temp Power - Distribution
01900	Safety Equipment
01900	Site Maintenance
01901	Equip Transportation & Handling
01902	Small Tool (Rental/Purchase)
02000	SITE Preperation
	Patio Improvements (Landscaping, Retaining Wall, Fence)
	Retaining Wall Footing Rebar
	Retaining Wall Footing Concrete
	CMU Planter Wall
	Planter Wall Backfill
	Planter Wall Landscaping & Irrigation
	Decorative Fencing
	S.E. Entrance Site Iprovements
	Landscaping Improvements
	Concrete Pavement at New Patio & S.W. Entrance
	Grade & Compact Pavement
	Trench Drains
	Drill & Dowel existing
	Pavement Base
	Concrete Pavement Rebar
	Concrete Pavement
	Sidewalk
	Curb & Gutter
	Sawcut Joints Softcut

Preparation - Includes exist. Ext. at patio & entrance
 Gypsum Board Walls
 CMU Wall
 Flooring
 HM Doors, Frames & Hardware
 Gypsum Board Ceilings & Soffits
 Ceramic Tile Floors
 Light Fixtures
 Misc Furniture
 M.E.P / Cabling
 Dock Equipoment & Doors
 Interior Window Break Metal
 Architechural Siding & Trim
 HVAC misc
 Concrete tilt up Openings

03000 CONCRETE

03200 Concrete Reinforcement
 Foundations at Mezzanine
 SOG - M.E.P. Trench Dowels
 SOMD @ Mezzanine
 Conc Filled Metal Pan Stairs @ mezzanine
 MEP Patch/Pads/Misc

03300 Cast-in-Place Concrete
 Foundations for new Mezzanine, 115 Columns
 Shear Walls - C.I.P. Concrete
 Fill Existing Alodine Pit
 Fill Demo'd, saturated oil area
 SOG - Plumbing Trenches
 SOG - New Footing Locations
 Fill Existing Tilt-up Wall Opening
 Foundations at Metal Posts
 SOMD @ Mezzanine
 Grout Column Bases
 Conc Filled Metal Pan Stairs @ mezzanine
 Mow Strip @ Exterior Lath & Plaster Metal Studs

05000 METALS

05120 Structural Steel
 05122 Steel Erection
 05122 Tilt Up Window Opening Wall Supports 8.5 Tons
 05122 Steel Structure Additional Steel
 05122 HVAC supports
 05300 Metal Decking 18 Ga.
 05301 Metal Decking @ Evap. Unit Holes
 05510 Metal Stairs & Railings

05510	TS Wall Braces @ Short Walls in Open Areas
05910	FOB Labor
05510	Entrance Canopies

06000	WOODS AND PLASTICS
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06100	Misc. Carpentry - blocking/backboards/etc
06200	Finish Carpentry
06100	Structural plywood at top of Offices in old Warehouse
06100	General Labor
06400	Lower Cabinets & Sub Tops
06400	Upper Cabinets
06400	Floating Upper Shelves
06400	Plastic Laminated Tops
06400	Full Height Storage Cabinet
06400	Reception Desk (Lower Cabinet)
06400	Break Room Seating
06400	Break Room Islands
06400	Quartz Tops - Restrooms, Receptions Desk, Break Rooms
06400	Wood wall cladding in Lobby - Du Chateau

07000	THERMAL/MOISTURE PROTECTION
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07100	Wall Insulation
07100	Ceiling Insulation - R-30, taped
07211	Roofing
07300	Existing Roofing
07301	Insulation - Polyiso R-30
07302	Single Ply - PVC 72 Mil
07410	Sheet metal caps on Evap. Cooler Openings
07302	Walk Pads
07600	Metal Roofing at Entrance Canopies
07602	Flashing & Sheet Metal - Parapet Wall Reglet
07900	Caulking & Sealants

08000	DOORS AND WINDOWS
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08100	Doors/Frames/Hardware, installed
08101	Single, interior Alum w/ Plam
08102	Single, interior w/ Sidelight Alum w/ Plam
08103	Double, interior Alum w/ Plam
08104	Access System Hardware
08105	Single, exterior HM
08105	Double, exterior HM
08190	Misc
08310	Access Panels
08400	Glass & Glazing
08401	Exterior Storefront w/ additional brake metal width @ Pla
08401	Exterior Curtain Wall
08401	Fill Existing Tilt Up Wall Opening

08402	Storefront Doors
08403	Aluminum break metal wall cap @ storefront
08404	Aluminum break metal end wall cap @ storefront
08405	Glazing at Interior Doors/Frames
08405	Interior Storefront at Security Screening Area
08405	Reception Windows
08406	Glass Railing
08407	Incidentals (special fasteners, liveload anchors, etc.)
08408	Engineering
08830	Mirrors @ Restrooms

09000 FINISHES

09001	General Direct Labor
09220	Plaster - Lath, Scratch & Brown
09250	Gypsum Board
09251	Interior Walls, 5/8"
09252	Shaft Wall Assemblies
09251	Interior Walls, 5/8" Short Walls
09251	Interior Columns First Floor , 5/8"
09251	Interior Walls, 5/8" - Furred at Tilt Up
09253	Option 2 Add
09254	Interior dens glass (pre-hang priority walls for schedule)
09257	Exterior Dens Glass
09258	Ceilings , 5/8"
09259	Fire Stopping Head of Wall
09260	Acoustical Caulk
09251	Fill Door Opening - Interior Walls, 5/8"
09255	Metal Stud Framing
09256	Interior Fire Wall 26'
09257	Interior Walls
09257	Interior Walls - Short
09257	Interior Columns First Floor
09257	Interior Walls - Furred at Tilt Up
09258	Soffits / Floating Ceilings
09259	BIM
09260	Scaffold
09261	9 mil Shrink Wrap (for early dry-in)
09258	Hung Wall Bulkhead per detail 3/A8.32 ILO Axiom
09258	Fill Door Opening - Metal Studs
09256	Exterior Furred wall under Lath & Plaster
09300	Ceramic Tile
09301	Floors
09302	Walls, 4.5' H wainscot
09303	Back Splashes
09350	Stone/Water Feature Wall only
09303	Lobby Feature Tile - Emser Tile
09510	Acoustical Ceilings

09511	Acoustical Ceilings
09512	Linear Wood Ceilings
09512	Linear Wood Ceilings
09513	Axiom Trim
09513	Filzfelt Hanging Panels 4x8 Panels - Coffee Areas
09513	Acoustic Clouds - Zintra
09540	FRP Wall Panels
09541	Janitor Closets
09541	Storage Rooms
09542	Food
09600	Flooring
09603	BOH Stair Treads/Landings
09602	Carpet #1
09602	Carpet #2
09602	Carpet #3
09602	Carpet #4
09602	Carpet #1A - Stairs
09602	LVT
09602	Rubber Base
09604	Vapor Emission Control - Day of Pour type
09605	Floor Prep & Test
09670	Epoxy Flooring at Food Service Area
09605	Floor Prep B-blast floor
09670	Polished Concrete Floors
09720	Presentation Dry Erase Wallcovering
09900	Painting & Coatings, MDC Wallpaper
09901	Wallcoverings in select areas
09902	Sealed Concrete Floors @ Future Storage
09902	Stain Wood Stairs
09902	Paint Exterior
09990	Allowance for Arch'l Features / Finish Upgrades
09999	Finish Protection/Repairs/Touch-Ups

10000	SPECIALTIES
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10115	Markerboards - 2 per training room
10120	Projection Screens
10150	Toilet Partitions
10150	Urinal Screens
10260	Wall & Corner Guards
10400	Interior Signage - Code minimum, 1 Address
10500	Towel Dispensers- Battery Operated @ Coffee Rooms
10522	Fire Extinguishers & Cabinets
10550	Knox Box
10600	Operable Partitions
10800	Toilet Accessories

11000	EQUIPMENT
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11400	Food Service Equipment
11450	Appliances
11450	Refrigerators
11450	Refrigerators U/C
11450	Microwaves
11450	Dishwashers
11450	Ice Maker
11450	Coffee Makers
11500	TV Mounts
11450	Toaster Overn

12000	FURNISHINGS
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12480	Walk Off Mats
12490	Window Treatments - roller shades - motorized
12491	Window Treatments - roller shades - manual

13000	SPECIAL CONSTRUCTION
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13100	Water Feature Repair & Restore Allowance
13100	Modular Interior Walls, Windows & Doors
	Public Area Demountable Walls

14000	CONVEYING SYSTEMS
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14200	Elevator - Repair & Service
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15000	MECHANICAL
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15300	Fire Protection
15301	Flush Sprinkler Heads @ Gypsum Board Ceilings
15400	Plumbing
	Bottle Filling Stations
15700	HVAC - VRF System

16000	ELECTRICAL
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16000	Electrical Work
16001	Building
16002	Power
16003	Lighting
16003	Lighting @ Stage Studio
16004	HVAC + Plumbing
16005	Rough-in of LV pathways
16006	Photovoltaic Solar - 572kW Rooftop PV
	Generator Allowance
16100	Low Voltage
16101	Fire Alarm
16102	Security
16103	Public Address (Call & Notification Systems)
16104	Data/Telephone
16105	Connections to Master Server "Hub"

16106	Access System w/ Turn Style
16106	A/V Systems
16107	Sound Masking System - Archcoustics Privacy System
16009	Emergency Generator System
16925	Temporary Lighting
16990	BIM / Design-Assist Services

Attachment "F"

Amortization Calculator

The amortization Table at the bottom of this page calculates the following:
principal, interest payments, ending balance, and cumulative interest.

- ◆ To build your own Amortization Table, change the values in the Loan Information section below.
- ◆ To print out your results, choose Print from the File menu. The print area is set to A1:G77.
- ◆ The table is limited in the number of payment periods,
You may wish to expand the table to fit your needs.

Loan Information

LOAN DATA

Amount of Loan:	\$40,932,435.03
Annual interest rate:	8.50%
Term (Years):	19
Yearly Pay Periods:	12
Due date of First payment:	7/1/2020

Table Calculation settings

Amortization Table starts at date: **7/1/2020**
or at payment number:

PERIODIC PAYMENT

Entered payment:	
Calculated payment:	\$362,434.46

The table uses the calculated periodic payment amount,
unless you enter a value for "Entered payment."

CALCULATIONS

Use payment of:	\$362,434.46
1st payment in table:	1

Beginning balance at payment 1:	\$40,932,435.03
Cumulative interest prior to payment 1:	\$0.00

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
1	7/1/2020	40,932,435.03	289,938.08	72,496.38	40,859,938.65	289,938.08
2	8/1/2020	40,859,938.65	289,424.57	73,009.89	40,786,928.76	579,362.65
3	9/1/2020	40,786,928.76	288,907.41	73,527.05	40,713,401.72	868,270.06
4	10/1/2020	40,713,401.72	288,386.60	74,047.86	40,639,353.85	1,156,656.65
5	11/1/2020	40,639,353.85	287,862.09	74,572.37	40,564,781.49	1,444,518.74
6	12/1/2020	40,564,781.49	287,333.87	75,100.59	40,489,680.90	1,731,852.61
7	1/1/2021	40,489,680.90	286,801.91	75,632.55	40,414,048.35	2,018,654.52
8	2/1/2021	40,414,048.35	286,266.18	76,168.28	40,337,880.07	2,304,920.70
9	3/1/2021	40,337,880.07	285,726.65	76,707.81	40,261,172.26	2,590,647.35
10	4/1/2021	40,261,172.26	285,183.30	77,251.15	40,183,921.10	2,875,830.65
11	5/1/2021	40,183,921.10	284,636.11	77,798.35	40,106,122.75	3,160,466.76
12	6/1/2021	40,106,122.75	284,085.04	78,349.42	40,027,773.33	3,444,551.79
13	7/1/2021	40,027,773.33	283,530.06	78,904.40	39,948,868.94	3,728,081.85
14	8/1/2021	39,948,868.94	282,971.15	79,463.30	39,869,405.63	4,011,053.01
15	9/1/2021	39,869,405.63	282,408.29	80,026.17	39,789,379.47	4,293,461.30
16	10/1/2021	39,789,379.47	281,841.44	80,593.02	39,708,786.45	4,575,302.74
17	11/1/2021	39,708,786.45	281,270.57	81,163.89	39,627,622.56	4,856,573.31
18	12/1/2021	39,627,622.56	280,695.66	81,738.80	39,545,883.76	5,137,268.97
19	1/1/2022	39,545,883.76	280,116.68	82,317.78	39,463,565.98	5,417,385.64
20	2/1/2022	39,463,565.98	279,533.59	82,900.87	39,380,665.12	5,696,919.24
21	3/1/2022	39,380,665.12	278,946.38	83,488.08	39,297,177.04	5,975,865.61
22	4/1/2022	39,297,177.04	278,355.00	84,079.45	39,213,097.58	6,254,220.62
23	5/1/2022	39,213,097.58	277,759.44	84,675.02	39,128,422.57	6,531,980.06
24	6/1/2022	39,128,422.57	277,159.66	85,274.80	39,043,147.77	6,809,139.72

Attachment "F"

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
25	7/1/2022	39,043,147.77	276,555.63	85,878.83	38,957,268.94	7,085,695.35
26	8/1/2022	38,957,268.94	275,947.32	86,487.14	38,870,781.81	7,361,642.67
27	9/1/2022	38,870,781.81	275,334.70	87,099.75	38,783,682.05	7,636,977.38
28	10/1/2022	38,783,682.05	274,717.75	87,716.71	38,695,965.34	7,911,695.12
29	11/1/2022	38,695,965.34	274,096.42	88,338.04	38,607,627.31	8,185,791.54
30	12/1/2022	38,607,627.31	273,470.69	88,963.76	38,518,663.54	8,459,262.24
31	1/1/2023	38,518,663.54	272,840.53	89,593.92	38,429,069.62	8,732,102.77
32	2/1/2023	38,429,069.62	272,205.91	90,228.55	38,338,841.07	9,004,308.68
33	3/1/2023	38,338,841.07	271,566.79	90,867.67	38,247,973.40	9,275,875.47
34	4/1/2023	38,247,973.40	270,923.14	91,511.31	38,156,462.09	9,546,798.62
35	5/1/2023	38,156,462.09	270,274.94	92,159.52	38,064,302.57	9,817,073.56
36	6/1/2023	38,064,302.57	269,622.14	92,812.31	37,971,490.26	10,086,695.70
37	7/1/2023	37,971,490.26	268,964.72	93,469.73	37,878,020.52	10,355,660.42
38	8/1/2023	37,878,020.52	268,302.65	94,131.81	37,783,888.71	10,623,963.07
39	9/1/2023	37,783,888.71	267,635.88	94,798.58	37,689,090.13	10,891,598.95
40	10/1/2023	37,689,090.13	266,964.39	95,470.07	37,593,620.06	11,158,563.34
41	11/1/2023	37,593,620.06	266,288.14	96,146.32	37,497,473.75	11,424,851.48
42	12/1/2023	37,497,473.75	265,607.11	96,827.35	37,400,646.40	11,690,458.58
43	1/1/2024	37,400,646.40	264,921.25	97,513.21	37,303,133.18	11,955,379.83
44	2/1/2024	37,303,133.18	264,230.53	98,203.93	37,204,929.25	12,219,610.36
45	3/1/2024	37,204,929.25	263,534.92	98,899.54	37,106,029.71	12,483,145.27
46	4/1/2024	37,106,029.71	262,834.38	99,600.08	37,006,429.63	12,745,979.65
47	5/1/2024	37,006,429.63	262,128.88	100,305.58	36,906,124.05	13,008,108.52
48	6/1/2024	36,906,124.05	261,418.38	101,016.08	36,805,107.97	13,269,526.90
49	7/1/2024	36,805,107.97	260,702.85	101,731.61	36,703,376.36	13,530,229.75
50	8/1/2024	36,703,376.36	259,982.25	102,452.21	36,600,924.15	13,790,212.00
51	9/1/2024	36,600,924.15	259,256.55	103,177.91	36,497,746.24	14,049,468.55
52	10/1/2024	36,497,746.24	258,525.70	103,908.75	36,393,837.49	14,307,994.25
53	11/1/2024	36,393,837.49	257,789.68	104,644.78	36,289,192.71	14,565,783.93
54	12/1/2024	36,289,192.71	257,048.45	105,386.01	36,183,806.70	14,822,832.38
55	1/1/2025	36,183,806.70	256,301.96	106,132.49	36,077,674.21	15,079,134.34
56	2/1/2025	36,077,674.21	255,550.19	106,884.27	35,970,789.94	15,334,684.54
57	3/1/2025	35,970,789.94	254,793.10	107,641.36	35,863,148.58	15,589,477.63
58	4/1/2025	35,863,148.58	254,030.64	108,403.82	35,754,744.76	15,843,508.27
59	5/1/2025	35,754,744.76	253,262.78	109,171.68	35,645,573.08	16,096,771.04
60	6/1/2025	35,645,573.08	252,489.48	109,944.98	35,535,628.10	16,349,260.52
61	7/1/2025	35,535,628.10	251,710.70	110,723.76	35,424,904.34	16,600,971.22
62	8/1/2025	35,424,904.34	250,926.41	111,508.05	35,313,396.29	16,851,897.62
63	9/1/2025	35,313,396.29	250,136.56	112,297.90	35,201,098.39	17,102,034.18
64	10/1/2025	35,201,098.39	249,341.11	113,093.34	35,088,005.04	17,351,375.29
65	11/1/2025	35,088,005.04	248,540.04	113,894.42	34,974,110.62	17,599,915.33
66	12/1/2025	34,974,110.62	247,733.28	114,701.17	34,859,409.45	17,847,648.61
67	1/1/2026	34,859,409.45	246,920.82	115,513.64	34,743,895.81	18,094,569.43
68	2/1/2026	34,743,895.81	246,102.60	116,331.86	34,627,563.94	18,340,672.03
69	3/1/2026	34,627,563.94	245,278.58	117,155.88	34,510,408.06	18,585,950.60
70	4/1/2026	34,510,408.06	244,448.72	117,985.73	34,392,422.33	18,830,399.33
71	5/1/2026	34,392,422.33	243,612.99	118,821.47	34,273,600.86	19,074,012.32
72	6/1/2026	34,273,600.86	242,771.34	119,663.12	34,153,937.75	19,316,783.66
73	7/1/2026	34,153,937.75	241,923.73	120,510.73	34,033,427.01	19,558,707.38
74	8/1/2026	34,033,427.01	241,070.11	121,364.35	33,912,062.66	19,799,777.49
75	9/1/2026	33,912,062.66	240,210.44	122,224.01	33,789,838.65	20,039,987.94
76	10/1/2026	33,789,838.65	239,344.69	123,089.77	33,666,748.88	20,279,332.63
77	11/1/2026	33,666,748.88	238,472.80	123,961.65	33,542,787.23	20,517,805.43
78	12/1/2026	33,542,787.23	237,594.74	124,839.71	33,417,947.52	20,755,400.17
79	1/1/2027	33,417,947.52	236,710.46	125,724.00	33,292,223.52	20,992,110.64
80	2/1/2027	33,292,223.52	235,819.92	126,614.54	33,165,608.98	21,227,930.55
81	3/1/2027	33,165,608.98	234,923.06	127,511.39	33,038,097.59	21,462,853.62

Attachment "F"

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
82	4/1/2027	33,038,097.59	234,019.86	128,414.60	32,909,682.99	21,696,873.47
83	5/1/2027	32,909,682.99	233,110.25	129,324.20	32,780,358.78	21,929,983.73
84	6/1/2027	32,780,358.78	232,194.21	130,240.25	32,650,118.53	22,162,177.94
85	7/1/2027	32,650,118.53	231,271.67	131,162.78	32,518,955.75	22,393,449.61
86	8/1/2027	32,518,955.75	230,342.60	132,091.85	32,386,863.89	22,623,792.21
87	9/1/2027	32,386,863.89	229,406.95	133,027.50	32,253,836.39	22,853,199.16
88	10/1/2027	32,253,836.39	228,464.67	133,969.78	32,119,866.61	23,081,663.84
89	11/1/2027	32,119,866.61	227,515.72	134,918.74	31,984,947.87	23,309,179.56
90	12/1/2027	31,984,947.87	226,560.05	135,874.41	31,849,073.46	23,535,739.61
91	1/1/2028	31,849,073.46	225,597.60	136,836.85	31,712,236.61	23,761,337.21
92	2/1/2028	31,712,236.61	224,628.34	137,806.11	31,574,430.49	23,985,965.55
93	3/1/2028	31,574,430.49	223,652.22	138,782.24	31,435,648.25	24,209,617.77
94	4/1/2028	31,435,648.25	222,669.18	139,765.28	31,295,882.97	24,432,286.95
95	5/1/2028	31,295,882.97	221,679.17	140,755.29	31,155,127.68	24,653,966.12
96	6/1/2028	31,155,127.68	220,682.15	141,752.30	31,013,375.38	24,874,648.27
97	7/1/2028	31,013,375.38	219,678.08	142,756.38	30,870,619.00	25,094,326.35
98	8/1/2028	30,870,619.00	218,666.88	143,767.57	30,726,851.42	25,312,993.23
99	9/1/2028	30,726,851.42	217,648.53	144,785.93	30,582,065.50	25,530,641.76
100	10/1/2028	30,582,065.50	216,622.96	145,811.49	30,436,254.00	25,747,264.73
101	11/1/2028	30,436,254.00	215,590.13	146,844.33	30,289,409.68	25,962,854.86
102	12/1/2028	30,289,409.68	214,549.99	147,884.47	30,141,525.21	26,177,404.84
103	1/1/2029	30,141,525.21	213,502.47	148,931.99	29,992,593.22	26,390,907.31
104	2/1/2029	29,992,593.22	212,447.54	149,986.92	29,842,606.30	26,603,354.85
105	3/1/2029	29,842,606.30	211,385.13	151,049.33	29,691,556.97	26,814,739.98
106	4/1/2029	29,691,556.97	210,315.20	152,119.26	29,539,437.70	27,025,055.17
107	5/1/2029	29,539,437.70	209,237.68	153,196.77	29,386,240.93	27,234,292.86
108	6/1/2029	29,386,240.93	208,152.54	154,281.92	29,231,959.01	27,442,445.40
109	7/1/2029	29,231,959.01	207,059.71	155,374.75	29,076,584.26	27,649,505.11
110	8/1/2029	29,076,584.26	205,959.14	156,475.32	28,920,108.95	27,855,464.24
111	9/1/2029	28,920,108.95	204,850.77	157,583.69	28,762,525.26	28,060,315.02
112	10/1/2029	28,762,525.26	203,734.55	158,699.90	28,603,825.36	28,264,049.57
113	11/1/2029	28,603,825.36	202,610.43	159,824.03	28,444,001.33	28,466,660.00
114	12/1/2029	28,444,001.33	201,478.34	160,956.11	28,283,045.21	28,668,138.34
115	1/1/2030	28,283,045.21	200,338.24	162,096.22	28,120,948.99	28,868,476.58
116	2/1/2030	28,120,948.99	199,190.06	163,244.40	27,957,704.59	29,067,666.63
117	3/1/2030	27,957,704.59	198,033.74	164,400.72	27,793,303.87	29,265,700.38
118	4/1/2030	27,793,303.87	196,869.24	165,565.22	27,627,738.65	29,462,569.61
119	5/1/2030	27,627,738.65	195,696.48	166,737.98	27,461,000.68	29,658,266.09
120	6/1/2030	27,461,000.68	194,515.42	167,919.04	27,293,081.64	29,852,781.51
121	7/1/2030	27,293,081.64	193,325.99	169,108.46	27,123,973.18	30,046,107.51
122	8/1/2030	27,123,973.18	192,128.14	170,306.31	26,953,666.86	30,238,235.65
123	9/1/2030	26,953,666.86	190,921.81	171,512.65	26,782,154.21	30,429,157.46
124	10/1/2030	26,782,154.21	189,706.93	172,727.53	26,609,426.68	30,618,864.39
125	11/1/2030	26,609,426.68	188,483.44	173,951.02	26,435,475.66	30,807,347.82
126	12/1/2030	26,435,475.66	187,251.29	175,183.17	26,260,292.49	30,994,599.11
127	1/1/2031	26,260,292.49	186,010.41	176,424.05	26,083,868.44	31,180,609.52
128	2/1/2031	26,083,868.44	184,760.73	177,673.72	25,906,194.72	31,365,370.25
129	3/1/2031	25,906,194.72	183,502.21	178,932.24	25,727,262.47	31,548,872.46
130	4/1/2031	25,727,262.47	182,234.78	180,199.68	25,547,062.79	31,731,107.24
131	5/1/2031	25,547,062.79	180,958.36	181,476.10	25,365,586.69	31,912,065.60
132	6/1/2031	25,365,586.69	179,672.91	182,761.55	25,182,825.14	32,091,738.51
133	7/1/2031	25,182,825.14	178,378.34	184,056.11	24,998,769.03	32,270,116.85
134	8/1/2031	24,998,769.03	177,074.61	185,359.84	24,813,409.19	32,447,191.46
135	9/1/2031	24,813,409.19	175,761.65	186,672.81	24,626,736.38	32,622,953.11
136	10/1/2031	24,626,736.38	174,439.38	187,995.07	24,438,741.30	32,797,392.50
137	11/1/2031	24,438,741.30	173,107.75	189,326.71	24,249,414.59	32,970,500.25
138	12/1/2031	24,249,414.59	171,766.69	190,667.77	24,058,746.82	33,142,266.93

Attachment "F"

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
139	1/1/2032	24,058,746.82	170,416.12	192,018.33	23,866,728.49	33,312,683.06
140	2/1/2032	23,866,728.49	169,055.99	193,378.46	23,673,350.03	33,481,739.05
141	3/1/2032	23,673,350.03	167,686.23	194,748.23	23,478,601.80	33,649,425.28
142	4/1/2032	23,478,601.80	166,306.76	196,127.69	23,282,474.10	33,815,732.04
143	5/1/2032	23,282,474.10	164,917.52	197,516.93	23,084,957.17	33,980,649.57
144	6/1/2032	23,084,957.17	163,518.45	198,916.01	22,886,041.16	34,144,168.01
145	7/1/2032	22,886,041.16	162,109.46	200,325.00	22,685,716.16	34,306,277.47
146	8/1/2032	22,685,716.16	160,690.49	201,743.97	22,483,972.19	34,466,967.96
147	9/1/2032	22,483,972.19	159,261.47	203,172.99	22,280,799.20	34,626,229.43
148	10/1/2032	22,280,799.20	157,822.33	204,612.13	22,076,187.07	34,784,051.76
149	11/1/2032	22,076,187.07	156,372.99	206,061.47	21,870,125.61	34,940,424.75
150	12/1/2032	21,870,125.61	154,913.39	207,521.07	21,662,604.54	35,095,338.14
151	1/1/2033	21,662,604.54	153,443.45	208,991.01	21,453,613.53	35,248,781.59
152	2/1/2033	21,453,613.53	151,963.10	210,471.36	21,243,142.17	35,400,744.69
153	3/1/2033	21,243,142.17	150,472.26	211,962.20	21,031,179.97	35,551,216.94
154	4/1/2033	21,031,179.97	148,970.86	213,463.60	20,817,716.37	35,700,187.80
155	5/1/2033	20,817,716.37	147,458.82	214,975.63	20,602,740.74	35,847,646.62
156	6/1/2033	20,602,740.74	145,936.08	216,498.38	20,386,242.36	35,993,582.70
157	7/1/2033	20,386,242.36	144,402.55	218,031.91	20,168,210.45	36,137,985.25
158	8/1/2033	20,168,210.45	142,858.16	219,576.30	19,948,634.15	36,280,843.41
159	9/1/2033	19,948,634.15	141,302.83	221,131.63	19,727,502.52	36,422,146.24
160	10/1/2033	19,727,502.52	139,736.48	222,697.98	19,504,804.54	36,561,882.71
161	11/1/2033	19,504,804.54	138,159.03	224,275.43	19,280,529.11	36,700,041.75
162	12/1/2033	19,280,529.11	136,570.41	225,864.04	19,054,665.07	36,836,612.16
163	1/1/2034	19,054,665.07	134,970.54	227,463.91	18,827,201.16	36,971,582.70
164	2/1/2034	18,827,201.16	133,359.34	229,075.12	18,598,126.04	37,104,942.05
165	3/1/2034	18,598,126.04	131,736.73	230,697.73	18,367,428.31	37,236,678.77
166	4/1/2034	18,367,428.31	130,102.62	232,331.84	18,135,096.47	37,366,781.39
167	5/1/2034	18,135,096.47	128,456.93	233,977.52	17,901,118.94	37,495,238.32
168	6/1/2034	17,901,118.94	126,799.59	235,634.87	17,665,484.08	37,622,037.92
169	7/1/2034	17,665,484.08	125,130.51	237,303.95	17,428,180.13	37,747,168.43
170	8/1/2034	17,428,180.13	123,449.61	238,984.85	17,189,195.29	37,870,618.04
171	9/1/2034	17,189,195.29	121,756.80	240,677.66	16,948,517.63	37,992,374.84
172	10/1/2034	16,948,517.63	120,052.00	242,382.46	16,706,135.17	38,112,426.84
173	11/1/2034	16,706,135.17	118,335.12	244,099.33	16,462,035.84	38,230,761.96
174	12/1/2034	16,462,035.84	116,606.09	245,828.37	16,216,207.47	38,347,368.05
175	1/1/2035	16,216,207.47	114,864.80	247,569.65	15,968,637.81	38,462,232.85
176	2/1/2035	15,968,637.81	113,111.18	249,323.27	15,719,314.54	38,575,344.04
177	3/1/2035	15,719,314.54	111,345.14	251,089.31	15,468,225.23	38,686,689.18
178	4/1/2035	15,468,225.23	109,566.60	252,867.86	15,215,357.36	38,796,255.78
179	5/1/2035	15,215,357.36	107,775.45	254,659.01	14,960,698.36	38,904,031.22
180	6/1/2035	14,960,698.36	105,971.61	256,462.84	14,704,235.51	39,010,002.84
181	7/1/2035	14,704,235.51	104,155.00	258,279.46	14,445,956.05	39,114,157.84
182	8/1/2035	14,445,956.05	102,325.52	260,108.94	14,185,847.12	39,216,483.36
183	9/1/2035	14,185,847.12	100,483.08	261,951.37	13,923,895.75	39,316,966.44
184	10/1/2035	13,923,895.75	98,627.59	263,806.86	13,660,088.88	39,415,594.04
185	11/1/2035	13,660,088.88	96,758.96	265,675.49	13,394,413.39	39,512,353.00
186	12/1/2035	13,394,413.39	94,877.09	267,557.36	13,126,856.03	39,607,230.10
187	1/1/2036	13,126,856.03	92,981.90	269,452.56	12,857,403.46	39,700,211.99
188	2/1/2036	12,857,403.46	91,073.27	271,361.18	12,586,042.28	39,791,285.27
189	3/1/2036	12,586,042.28	89,151.13	273,283.32	12,312,758.96	39,880,436.40
190	4/1/2036	12,312,758.96	87,215.38	275,219.08	12,037,539.88	39,967,651.78
191	5/1/2036	12,037,539.88	85,265.91	277,168.55	11,760,371.33	40,052,917.68
192	6/1/2036	11,760,371.33	83,302.63	279,131.83	11,481,239.50	40,136,220.31
193	7/1/2036	11,481,239.50	81,325.45	281,109.01	11,200,130.49	40,217,545.76
194	8/1/2036	11,200,130.49	79,334.26	283,100.20	10,917,030.29	40,296,880.02

Attachment "F"

[illegible]