

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (AGT 17-644/L-327) ("FIRST AMENDMENT") is made and entered into this 9th day of July, 2019 ("Effective Date"), by and between Pontiac 3 & 5, 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. 17-644/L-327, dated December 12, 2017 ("Lease Agreement") for lease of office space at 200 West Pontiac Way, Clovis, CA 93612 (the "Premises"); and

WHEREAS, LESSOR and LESSEE would like to amend the Lease Agreement to update the leased square footage, the rent amount, extend the term, add Tenant Improvements, and updated legal requirements to the Lease Agreement.

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

1. That portion of Section 1. PREMISES, located on page 1, lines 10 through 12, is deleted and replaced with the following:

1.1 PREMISES – "location commonly known as 200 Pontiac Way, Clovis, CA 93612, which includes a building containing approximately 95,934 square feet of office space (the "Building"), together with surrounding common area parking, except for the real property constituting the Memorial (defined in Section 43 herein), and which comprises a"

2. That portion of Section 1. PREMISES, located on page 1, lines 20 through 23 is deleted and replaced with the following:

"LESSOR hereby agrees to the terms of the Memorandum of Lease, a form of which is attached as Exhibit E, and incorporated by reference. Following the Rent

Commencement Date, LESSOR agrees to execute the Memorandum of Lease in recordable form, and authorizes LESSEE to record the executed Memorandum of Lease against the Premises in the Office of the County Recorder upon the Parties' execution of the Lease."

3. Section 2, TERM, located on page 1, lines 24 through 28, and page 2, lines 1-18, 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 upon the earlier of (i) September 1, 2020 or (ii) the completion of the Tenant Improvements by LESSOR, and after a building occupancy permit (or similar permission to occupy) has been issued by the local governing agency (whichever occurs first, the "Rent Commencement Date"). LESSEE shall pay Base Rent and Additional Rent, which the parties have previously determined to be fair market value, from and after the Rent Commencement Date. The 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 written acknowledgement is executed, which 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'."

4. That portion of Section 3(1), BASE RENT, located on page 2, lines 25 through 28, and page 3, lines 1 through 3 is deleted, and replaced with the following:

Rent Period Beginning	Office	Monthly	Annual
September 1, 2020	\$ 1.35/sq. ft	\$ 128,970.90	\$ 1,547,650.80
September 1, 2021	\$ 1.38/sq. ft	\$ 131,836.92	\$ 1,582,043.04
September 1, 2022	\$ 1.40/sq. ft	\$ 133,747.60	\$ 1,604,971.20
September 1, 2023	\$ 1.43/sq. ft	\$ 136,613.62	\$ 1,639,363.44
September 1, 2024	\$ 1.46/sq. ft	\$ 139,479.64	\$ 1,673,755.68
September 1, 2025	\$ 1.49/sq. ft	\$ 142,345.66	\$ 1,708,147.92
September 1, 2026	\$ 1.52/sq. ft	\$ 145,211.68	\$ 1,742,540.16
September 1, 2027	\$ 1.55/sq. ft	\$ 148,077.70	\$ 1,776,932.40
September 1, 2028	\$ 1.58/sq. ft	\$ 150,943.72	\$ 1,811,324.64
September 1, 2029	\$ 1.61/sq. ft	\$ 153,809.74	\$ 1,845,716.88

September 1, 2030	\$ 1.65/sq. ft	\$ 157,631.10	\$ 1,891,573.20
September 1, 2031	\$ 1.68/sq. ft	\$ 160,497.12	\$ 1,925,965.44
September 1, 2032	\$ 1.71/sq. ft	\$ 163,363.14	\$ 1,960,357.68
September 1, 2033	\$ 1.75/sq. ft	\$ 167,184.50	\$ 2,006,214.00
September 1, 2034	\$ 1.78/sq. ft	\$ 170,050.52	\$ 2,040,606.24
September 1, 2035	\$ 1.82/sq. ft	\$ 173,871.88	\$ 2,086,462.56
September 1, 2036	\$ 1.85/sq. ft	\$ 176,737.90	\$ 2,120,854.80
September 1, 2037	\$ 1.89/sq. ft	\$ 180,559.26	\$ 2,166,711.12
September 1, 2038	\$ 1.93/sq. ft	\$ 184,380.62	\$ 2,212,567.44

5. Section 3(3), TENANT IMPROVEMENTS, shall be inserted on page 4, between lines 6 and 7:

"3(3)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 August 31, 2020. Further, any modifications to Attachment E or the final Tenant Improvement drawings, plans and specifications after the execution of this First Amendment must be approved in writing by both LESSOR and LESSEE's Director of Social Services, or their respective designees, prior to commencement of construction of such modifications, which approval shall not be unreasonably withheld or delayed. If the modifications to Attachment E requested by the LESSEE delay the completion, or cause more than 5% variation in the cost of the Tenant Improvements, then LESSEE shall be responsible for the cost associated with those modifications including, but not limited to, the Base Rent and Additional Rent that would become due absent the delay caused by such modifications, as well as any construction, management, labor, material or equipment costs that are incurred by LESSOR. LESSOR shall provide all labor, material and equipment for the completion of the above-described work in accordance with Attachment E and the final Tenant Improvement drawings, plans and specifications.

LESSOR and LESSEE agree that the total cost for the Tenant Improvements shall not exceed the sum of twenty-five million nine hundred seventy-four thousand three hundred sixty-six and 56/100 dollars (\$25,974,366.56). LESSEE

1 shall pay the costs of the Tenant Improvements in an amount not to exceed
2 \$25,974,366.56, plus interest, upon completion of Tenant Improvements, or
3 September 1, 2020, whichever is earlier, as follows: LESSEE'S cost for Tenant
4 Improvements shall be amortized over the Term, with interest accruing at 8.5%
5 percent per year, as described in Attachment F (the "TI Rent"), attached and
6 incorporated by this reference; however, LESSOR and LESSEE agree that
7 Attachment F is intended as a hypothetical amortization schedule, and will be
8 replaced with an amortization schedule reflecting computation based on the actual
9 cost of the Tenant Improvements. LESSEE shall make monthly payments to
10 LESSOR for the TI Rent, which shall be in addition to the Base Rent and Additional
11 Rent.

12 It is the intent of the parties to make the amortization schedule set forth in Attachment
13 F run coextensive with the initial term of the LEASE. As a result, if LESSEE
14 terminates the LEASE for any reason prior to the expiration of the 19-year initial term,
15 then the amortization schedule shall be recalculated and revised retroactively from
16 the Rent Commencement Date, such that the full amortization of the cost of the
17 Tenant Improvements will finish on the date of such early termination. In the event
18 of such a recalculation and revision of the amortization schedule, LESSEE shall pay
19 to LESSOR, in one lump sum, any and all past due amounts of TI Rent due under
20 the revised amortization schedule, irrespective of the date incurred, within forty-five
21 (45) days of LESSEE's termination of the LEASE."

22 6. Section 10, COMPLIANCE WITH ALL LAWS, located on page 6, lines 24-28, and
23 page 7, line 1, is deleted, and replaced with the following:

24 "10. COMPLIANCE WITH ALL LAWS; PREVAILING WAGE – If any work is
25 undertaken at the Premises by or on behalf of LESSOR, LESSOR shall comply with,
26 and shall ensure compliance by all contractors and subcontractors with, all applicable
27 laws and regulations, including the payment of prevailing wages pursuant to Section
28 1770 et seq. of the Labor Code.

It is LESSOR's sole responsibility to ensure compliance with California Labor Code §§1770-1780 and any regulations or directions promulgated thereunder by the DIR to the extent legally applicable to said work. To the extent legally applicable to said work, LESSOR shall insert in any contract with its contractor(s), and further shall require its contractor(s) to insert in any subcontract, the requirements contained in California Labor Code §§1770-1780. LESSEE has made no representations upon which LESSOR has relied, and under no circumstances shall LESSEE be responsible for any violation of any wage or employment law, regulation or DIR requirement. Compliance with said laws, regulations and DIR requirements is the sole responsibility of LESSOR and its contractor(s)."

7. Section 13, "CONDEMNATION OR PROHIBITED USE," located on page 8, 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 30% 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 30% 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 all or any portion 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"

8. SECTION 43 is hereby added to Lease, which shall state the following:

"CALIFORNIA 9-11 MEMORIAL. The parties acknowledge that LESSOR has constructed a memorial primarily in honor of 9-11 first responders located on a parking lot island in the north part of the common parking area of the Premises, as shown in Attachment G attached hereto and incorporated herein by this reference (the "Memorial"). For the duration of this Lease, notwithstanding any provision in this Lease to the contrary, the area of land comprising the Memorial shall be excluded from the definition of Premises, and thereby shall not constitute a part of the real property leased to LESSEE pursuant to this Lease. In connection with public access to, and LESSOR's improvement, use and maintenance of, the Memorial, LESSEE shall permit the following: (i) LESSOR must, at LESSOR's sole cost and expense, submeter any and all electricity and water serving the Memorial, so that LESSEE shall in no way be responsible to pay for any electrical power and water serving the Memorial; LESSOR may make improvements to the Memorial, including the addition of electrical fixtures, which addition of electrical fixtures, as well as any and all electrical power serving the Memorial, shall be paid for solely by LESSOR; (ii) in connection with making such improvements to the Memorial, LESSOR and LESSOR's contractors shall have reasonable access to the Memorial and the surrounding common parking area, including permission to temporarily park vehicles



1 and store materials in 10 parking stalls in the nearby parking lot area for purposes of
2 making such improvements, (iii) the public shall have general access to the Premises
3 for purposes of visiting the Memorial, (iv) the public may temporarily park in the
4 Premises' common parking area for purposes of accessing the Memorial, (v)
5 LESSOR (or the "California 9/11 Memorial" group) may coordinate, organize and
6 hold ceremonies or similar events in the Memorial area, which may be attended by
7 members of the public, and for which attendees may park in the common parking
8 area of the Premises; any such ceremonies or events shall be coordinated with
9 LESSEE, and any potential parking impacts shall be subject to the approval of
10 LESSEE, which shall not be unreasonably withheld, and (vi) LESSOR and
11 LESSOR's contractors shall have reasonable and routine access to the Memorial
12 and the surrounding parking area to maintain the structures and landscaping in the
13 Memorial area, provided that such routine access shall not unreasonably disturb
14 LESSEE's use of the parking area. LESSOR shall provide LESSEE with at least thirty
15 (30) days' notice prior to the construction of any Memorial improvements, and shall
16 coordinate the date of any Memorial ceremony with LESSEE at least __90__ days
17 in advance of any proposed Memorial ceremony."

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

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

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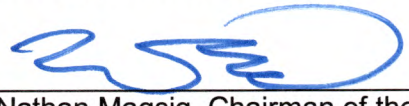


EXECUTED and EFFECTIVE as of the date first above set forth.

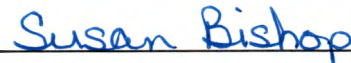
LESSOR:
PONTIAC 3 & 5 LLC, a
A California Limited Liability Company

By 
Clayton Medina, CFO of Manager

LESSEE:
COUNTY OF FRESNO

By 
Nathan Magsig, Chairman 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 
Deputy

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

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:	\$25,974,367.00
Annual interest rate:	8.50%
Term (Years):	19
Yearly Pay Periods:	12
Due date of First p	7/1/2019

Table Calculation settings

Amortization Table starts at date: 7/1/2019
or at payment number:

PERIODIC PAYMENT

Entered payment:	
Calculated payment:	\$229,988.90

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

CALCULATIONS

Use payment of:	\$229,988.90
1st payment in table:	1

Beginning balance at payment 1: \$25,974,367.00
Cumulative interest prior to payment 1: \$0.00

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
1	7/1/2019	25,974,367.00	183,985.10	46,003.80	25,928,363.20	183,985.10
2	8/1/2019	25,928,363.20	183,659.24	46,329.66	25,882,033.54	367,644.34
3	9/1/2019	25,882,033.54	183,331.07	46,657.83	25,835,375.72	550,975.41
4	10/1/2019	25,835,375.72	183,000.58	46,988.32	25,788,387.40	733,975.99
5	11/1/2019	25,788,387.40	182,667.74	47,321.15	25,741,066.24	916,643.73
6	12/1/2019	25,741,066.24	182,332.55	47,656.35	25,693,409.90	1,098,976.28
7	1/1/2020	25,693,409.90	181,994.99	47,993.91	25,645,415.99	1,280,971.27
8	2/1/2020	25,645,415.99	181,655.03	48,333.87	25,597,082.12	1,462,626.30
9	3/1/2020	25,597,082.12	181,312.67	48,676.23	25,548,405.89	1,643,938.97
10	4/1/2020	25,548,405.89	180,967.88	49,021.02	25,499,384.86	1,824,906.84
11	5/1/2020	25,499,384.86	180,620.64	49,368.25	25,450,016.61	2,005,527.48
12	6/1/2020	25,450,016.61	180,270.95	49,717.95	25,400,298.66	2,185,798.43
13	7/1/2020	25,400,298.66	179,918.78	50,070.12	25,350,228.55	2,365,717.22
14	8/1/2020	25,350,228.55	179,564.12	50,424.78	25,299,803.77	2,545,281.34
15	9/1/2020	25,299,803.77	179,206.94	50,781.95	25,249,021.81	2,724,488.28
16	10/1/2020	25,249,021.81	178,847.24	51,141.66	25,197,880.15	2,903,335.52
17	11/1/2020	25,197,880.15	178,484.98	51,503.91	25,146,376.24	3,081,820.50
18	12/1/2020	25,146,376.24	178,120.17	51,868.73	25,094,507.51	3,259,940.67
19	1/1/2021	25,094,507.51	177,752.76	52,236.14	25,042,271.37	3,437,693.43
20	2/1/2021	25,042,271.37	177,382.76	52,606.14	24,989,665.23	3,615,076.18
21	3/1/2021	24,989,665.23	177,010.13	52,978.77	24,936,686.46	3,792,086.31
22	4/1/2021	24,936,686.46	176,634.86	53,354.04	24,883,332.43	3,968,721.17
23	5/1/2021	24,883,332.43	176,256.94	53,731.96	24,829,600.47	4,144,978.11
24	6/1/2021	24,829,600.47	175,876.34	54,112.56	24,775,487.90	4,320,854.45

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
25	7/1/2021	24,775,487.90	175,493.04	54,495.86	24,720,992.05	4,496,347.49
26	8/1/2021	24,720,992.05	175,107.03	54,881.87	24,666,110.18	4,671,454.52
27	9/1/2021	24,666,110.18	174,718.28	55,270.62	24,610,839.56	4,846,172.80
28	10/1/2021	24,610,839.56	174,326.78	55,662.12	24,555,177.44	5,020,499.58
29	11/1/2021	24,555,177.44	173,932.51	56,056.39	24,499,121.05	5,194,432.08
30	12/1/2021	24,499,121.05	173,535.44	56,453.46	24,442,667.59	5,367,967.52
31	1/1/2022	24,442,667.59	173,135.56	56,853.34	24,385,814.26	5,541,103.09
32	2/1/2022	24,385,814.26	172,732.85	57,256.05	24,328,558.21	5,713,835.94
33	3/1/2022	24,328,558.21	172,327.29	57,661.61	24,270,896.60	5,886,163.22
34	4/1/2022	24,270,896.60	171,918.85	58,070.05	24,212,826.55	6,058,082.08
35	5/1/2022	24,212,826.55	171,507.52	58,481.38	24,154,345.18	6,229,589.60
36	6/1/2022	24,154,345.18	171,093.28	58,895.62	24,095,449.56	6,400,682.88
37	7/1/2022	24,095,449.56	170,676.10	59,312.80	24,036,136.76	6,571,358.98
38	8/1/2022	24,036,136.76	170,255.97	59,732.93	23,976,403.83	6,741,614.94
39	9/1/2022	23,976,403.83	169,832.86	60,156.04	23,916,247.79	6,911,447.81
40	10/1/2022	23,916,247.79	169,406.76	60,582.14	23,855,665.65	7,080,854.56
41	11/1/2022	23,855,665.65	168,977.63	61,011.27	23,794,654.39	7,249,832.19
42	12/1/2022	23,794,654.39	168,545.47	61,443.43	23,733,210.96	7,418,377.66
43	1/1/2023	23,733,210.96	168,110.24	61,878.65	23,671,332.30	7,586,487.91
44	2/1/2023	23,671,332.30	167,671.94	62,316.96	23,609,015.34	7,754,159.84
45	3/1/2023	23,609,015.34	167,230.53	62,758.37	23,546,256.97	7,921,390.37
46	4/1/2023	23,546,256.97	166,785.99	63,202.91	23,483,054.06	8,088,176.35
47	5/1/2023	23,483,054.06	166,338.30	63,650.60	23,419,403.46	8,254,514.65
48	6/1/2023	23,419,403.46	165,887.44	64,101.46	23,355,302.00	8,420,402.10
49	7/1/2023	23,355,302.00	165,433.39	64,555.51	23,290,746.50	8,585,835.48
50	8/1/2023	23,290,746.50	164,976.12	65,012.78	23,225,733.72	8,750,811.61
51	9/1/2023	23,225,733.72	164,515.61	65,473.28	23,160,260.44	8,915,327.22
52	10/1/2023	23,160,260.44	164,051.84	65,937.05	23,094,323.38	9,079,379.06
53	11/1/2023	23,094,323.38	163,584.79	66,404.11	23,027,919.28	9,242,963.85
54	12/1/2023	23,027,919.28	163,114.43	66,874.47	22,961,044.81	9,406,078.28
55	1/1/2024	22,961,044.81	162,640.73	67,348.16	22,893,696.64	9,568,719.02
56	2/1/2024	22,893,696.64	162,163.68	67,825.21	22,825,871.43	9,730,882.70
57	3/1/2024	22,825,871.43	161,683.26	68,305.64	22,757,565.79	9,892,565.96
58	4/1/2024	22,757,565.79	161,199.42	68,789.47	22,688,776.31	10,053,765.38
59	5/1/2024	22,688,776.31	160,712.17	69,276.73	22,619,499.58	10,214,477.55
60	6/1/2024	22,619,499.58	160,221.46	69,767.44	22,549,732.14	10,374,699.00
61	7/1/2024	22,549,732.14	159,727.27	70,261.63	22,479,470.51	10,534,426.27
62	8/1/2024	22,479,470.51	159,229.58	70,759.31	22,408,711.20	10,693,655.85
63	9/1/2024	22,408,711.20	158,728.37	71,260.53	22,337,450.67	10,852,384.23
64	10/1/2024	22,337,450.67	158,223.61	71,765.29	22,265,685.38	11,010,607.83
65	11/1/2024	22,265,685.38	157,715.27	72,273.63	22,193,411.75	11,168,323.11
66	12/1/2024	22,193,411.75	157,203.33	72,785.56	22,120,626.19	11,325,526.44
67	1/1/2025	22,120,626.19	156,687.77	73,301.13	22,047,325.06	11,482,214.21
68	2/1/2025	22,047,325.06	156,168.55	73,820.35	21,973,504.72	11,638,382.76
69	3/1/2025	21,973,504.72	155,645.66	74,343.24	21,899,161.48	11,794,028.42
70	4/1/2025	21,899,161.48	155,119.06	74,869.84	21,824,291.64	11,949,147.48
71	5/1/2025	21,824,291.64	154,588.73	75,400.17	21,748,891.47	12,103,736.21
72	6/1/2025	21,748,891.47	154,054.65	75,934.25	21,672,957.22	12,257,790.86
73	7/1/2025	21,672,957.22	153,516.78	76,472.12	21,596,485.11	12,411,307.64
74	8/1/2025	21,596,485.11	152,975.10	77,013.79	21,519,471.31	12,564,282.74
75	9/1/2025	21,519,471.31	152,429.59	77,559.31	21,441,912.00	12,716,712.33
76	10/1/2025	21,441,912.00	151,880.21	78,108.69	21,363,803.32	12,868,592.54
77	11/1/2025	21,363,803.32	151,326.94	78,661.96	21,285,141.36	13,019,919.48

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
78	12/1/2025	21,285,141.36	150,769.75	79,219.15	21,205,922.21	13,170,689.23
79	1/1/2026	21,205,922.21	150,208.62	79,780.28	21,126,141.93	13,320,897.85
80	2/1/2026	21,126,141.93	149,643.51	80,345.39	21,045,796.54	13,470,541.35
81	3/1/2026	21,045,796.54	149,074.39	80,914.51	20,964,882.03	13,619,615.75
82	4/1/2026	20,964,882.03	148,501.25	81,487.65	20,883,394.38	13,768,116.99
83	5/1/2026	20,883,394.38	147,924.04	82,064.85	20,801,329.53	13,916,041.04
84	6/1/2026	20,801,329.53	147,342.75	82,646.15	20,718,683.38	14,063,383.79
85	7/1/2026	20,718,683.38	146,757.34	83,231.56	20,635,451.82	14,210,141.13
86	8/1/2026	20,635,451.82	146,167.78	83,821.11	20,551,630.71	14,356,308.91
87	9/1/2026	20,551,630.71	145,574.05	84,414.85	20,467,215.86	14,501,882.96
88	10/1/2026	20,467,215.86	144,976.11	85,012.79	20,382,203.08	14,646,859.08
89	11/1/2026	20,382,203.08	144,373.94	85,614.96	20,296,588.12	14,791,233.01
90	12/1/2026	20,296,588.12	143,767.50	86,221.40	20,210,366.72	14,935,000.51
91	1/1/2027	20,210,366.72	143,156.76	86,832.13	20,123,534.59	15,078,157.28
92	2/1/2027	20,123,534.59	142,541.70	87,447.19	20,036,087.39	15,220,698.98
93	3/1/2027	20,036,087.39	141,922.29	88,066.61	19,948,020.78	15,362,621.27
94	4/1/2027	19,948,020.78	141,298.48	88,690.42	19,859,330.36	15,503,919.75
95	5/1/2027	19,859,330.36	140,670.26	89,318.64	19,770,011.72	15,644,590.00
96	6/1/2027	19,770,011.72	140,037.58	89,951.31	19,680,060.41	15,784,627.59
97	7/1/2027	19,680,060.41	139,400.43	90,588.47	19,589,471.94	15,924,028.02
98	8/1/2027	19,589,471.94	138,758.76	91,230.14	19,498,241.80	16,062,786.77
99	9/1/2027	19,498,241.80	138,112.55	91,876.35	19,406,365.45	16,200,899.32
100	10/1/2027	19,406,365.45	137,461.76	92,527.14	19,313,838.30	16,338,361.08
101	11/1/2027	19,313,838.30	136,806.35	93,182.54	19,220,655.76	16,475,167.43
102	12/1/2027	19,220,655.76	136,146.31	93,842.59	19,126,813.18	16,611,313.74
103	1/1/2028	19,126,813.18	135,481.59	94,507.30	19,032,305.87	16,746,795.34
104	2/1/2028	19,032,305.87	134,812.17	95,176.73	18,937,129.14	16,881,607.50
105	3/1/2028	18,937,129.14	134,138.00	95,850.90	18,841,278.24	17,015,745.50
106	4/1/2028	18,841,278.24	133,459.05	96,529.84	18,744,748.40	17,149,204.55
107	5/1/2028	18,744,748.40	132,775.30	97,213.60	18,647,534.80	17,281,979.86
108	6/1/2028	18,647,534.80	132,086.70	97,902.19	18,549,632.61	17,414,066.56
109	7/1/2028	18,549,632.61	131,393.23	98,595.67	18,451,036.94	17,545,459.79
110	8/1/2028	18,451,036.94	130,694.84	99,294.05	18,351,742.89	17,676,154.64
111	9/1/2028	18,351,742.89	129,991.51	99,997.39	18,251,745.50	17,806,146.15
112	10/1/2028	18,251,745.50	129,283.20	100,705.70	18,151,039.80	17,935,429.35
113	11/1/2028	18,151,039.80	128,569.87	101,419.03	18,049,620.77	18,063,999.21
114	12/1/2028	18,049,620.77	127,851.48	102,137.42	17,947,483.35	18,191,850.69
115	1/1/2029	17,947,483.35	127,128.01	102,860.89	17,844,622.46	18,318,978.70
116	2/1/2029	17,844,622.46	126,399.41	103,589.49	17,741,032.97	18,445,378.11
117	3/1/2029	17,741,032.97	125,665.65	104,323.25	17,636,709.73	18,571,043.76
118	4/1/2029	17,636,709.73	124,926.69	105,062.20	17,531,647.52	18,695,970.45
119	5/1/2029	17,531,647.52	124,182.50	105,806.39	17,425,841.13	18,820,152.96
120	6/1/2029	17,425,841.13	123,433.04	106,555.86	17,319,285.27	18,943,586.00
121	7/1/2029	17,319,285.27	122,678.27	107,310.63	17,211,974.64	19,066,264.27
122	8/1/2029	17,211,974.64	121,918.15	108,070.74	17,103,903.90	19,188,182.42
123	9/1/2029	17,103,903.90	121,152.65	108,836.25	16,995,067.65	19,309,335.07
124	10/1/2029	16,995,067.65	120,381.73	109,607.17	16,885,460.49	19,429,716.80
125	11/1/2029	16,885,460.49	119,605.35	110,383.55	16,775,076.93	19,549,322.15
126	12/1/2029	16,775,076.93	118,823.46	111,165.44	16,663,911.50	19,668,145.61
127	1/1/2030	16,663,911.50	118,036.04	111,952.86	16,551,958.64	19,786,181.65
128	2/1/2030	16,551,958.64	117,243.04	112,745.86	16,439,212.78	19,903,424.69
129	3/1/2030	16,439,212.78	116,444.42	113,544.47	16,325,668.31	20,019,869.11
130	4/1/2030	16,325,668.31	115,640.15	114,348.75	16,211,319.56	20,135,509.26
131	5/1/2030	16,211,319.56	114,830.18	115,158.72	16,096,160.84	20,250,339.44

Attachemnt F

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
132	6/1/2030	16,096,160.84	114,014.47	115,974.43	15,980,186.42	20,364,353.92
133	7/1/2030	15,980,186.42	113,192.99	116,795.91	15,863,390.51	20,477,546.90
134	8/1/2030	15,863,390.51	112,365.68	117,623.21	15,745,767.29	20,589,912.59
135	9/1/2030	15,745,767.29	111,532.52	118,456.38	15,627,310.91	20,701,445.10
136	10/1/2030	15,627,310.91	110,693.45	119,295.45	15,508,015.47	20,812,138.56
137	11/1/2030	15,508,015.47	109,848.44	120,140.45	15,387,875.01	20,921,987.00
138	12/1/2030	15,387,875.01	108,997.45	120,991.45	15,266,883.56	21,030,984.45
139	1/1/2031	15,266,883.56	108,140.43	121,848.47	15,145,035.09	21,139,124.87
140	2/1/2031	15,145,035.09	107,277.33	122,711.57	15,022,323.53	21,246,402.21
141	3/1/2031	15,022,323.53	106,408.12	123,580.77	14,898,742.75	21,352,810.33
142	4/1/2031	14,898,742.75	105,532.76	124,456.14	14,774,286.62	21,458,343.09
143	5/1/2031	14,774,286.62	104,651.20	125,337.70	14,648,948.91	21,562,994.29
144	6/1/2031	14,648,948.91	103,763.39	126,225.51	14,522,723.41	21,666,757.68
145	7/1/2031	14,522,723.41	102,869.29	127,119.61	14,395,603.80	21,769,626.97
146	8/1/2031	14,395,603.80	101,968.86	128,020.04	14,267,583.76	21,871,595.83
147	9/1/2031	14,267,583.76	101,062.05	128,926.85	14,138,656.91	21,972,657.88
148	10/1/2031	14,138,656.91	100,148.82	129,840.08	14,008,816.84	22,072,806.70
149	11/1/2031	14,008,816.84	99,229.12	130,759.78	13,878,057.06	22,172,035.82
150	12/1/2031	13,878,057.06	98,302.90	131,685.99	13,746,371.06	22,270,338.72
151	1/1/2032	13,746,371.06	97,370.13	132,618.77	13,613,752.30	22,367,708.85
152	2/1/2032	13,613,752.30	96,430.75	133,558.15	13,480,194.14	22,464,139.60
153	3/1/2032	13,480,194.14	95,484.71	134,504.19	13,345,689.95	22,559,624.30
154	4/1/2032	13,345,689.95	94,531.97	135,456.93	13,210,233.03	22,654,156.28
155	5/1/2032	13,210,233.03	93,572.48	136,416.41	13,073,816.61	22,747,728.76
156	6/1/2032	13,073,816.61	92,606.20	137,382.70	12,936,433.92	22,840,334.96
157	7/1/2032	12,936,433.92	91,633.07	138,355.82	12,798,078.09	22,931,968.03
158	8/1/2032	12,798,078.09	90,653.05	139,335.84	12,658,742.25	23,022,621.09
159	9/1/2032	12,658,742.25	89,666.09	140,322.81	12,518,419.44	23,112,287.18
160	10/1/2032	12,518,419.44	88,672.14	141,316.76	12,377,102.68	23,200,959.32
161	11/1/2032	12,377,102.68	87,671.14	142,317.75	12,234,784.93	23,288,630.46
162	12/1/2032	12,234,784.93	86,663.06	143,325.84	12,091,459.09	23,375,293.52
163	1/1/2033	12,091,459.09	85,647.84	144,341.06	11,947,118.03	23,460,941.35
164	2/1/2033	11,947,118.03	84,625.42	145,363.48	11,801,754.55	23,545,566.77
165	3/1/2033	11,801,754.55	83,595.76	146,393.14	11,655,361.41	23,629,162.54
166	4/1/2033	11,655,361.41	82,558.81	147,430.09	11,507,931.32	23,711,721.35
167	5/1/2033	11,507,931.32	81,514.51	148,474.38	11,359,456.94	23,793,235.86
168	6/1/2033	11,359,456.94	80,462.82	149,526.08	11,209,930.86	23,873,698.68
169	7/1/2033	11,209,930.86	79,403.68	150,585.22	11,059,345.64	23,953,102.36
170	8/1/2033	11,059,345.64	78,337.03	151,651.87	10,907,693.78	24,031,439.39
171	9/1/2033	10,907,693.78	77,262.83	152,726.07	10,754,967.71	24,108,702.22
172	10/1/2033	10,754,967.71	76,181.02	153,807.88	10,601,159.83	24,184,883.24
173	11/1/2033	10,601,159.83	75,091.55	154,897.35	10,446,262.48	24,259,974.79
174	12/1/2033	10,446,262.48	73,994.36	155,994.54	10,290,267.95	24,333,969.15
175	1/1/2034	10,290,267.95	72,889.40	157,099.50	10,133,168.45	24,406,858.55
176	2/1/2034	10,133,168.45	71,776.61	158,212.29	9,974,956.16	24,478,635.16
177	3/1/2034	9,974,956.16	70,655.94	159,332.96	9,815,623.20	24,549,291.09
178	4/1/2034	9,815,623.20	69,527.33	160,461.57	9,655,161.63	24,618,818.43
179	5/1/2034	9,655,161.63	68,390.73	161,598.17	9,493,563.46	24,687,209.15
180	6/1/2034	9,493,563.46	67,246.07	162,742.82	9,330,820.64	24,754,455.23
181	7/1/2034	9,330,820.64	66,093.31	163,895.58	9,166,925.05	24,820,548.54
182	8/1/2034	9,166,925.05	64,932.39	165,056.51	9,001,868.54	24,885,480.93
183	9/1/2034	9,001,868.54	63,763.24	166,225.66	8,835,642.88	24,949,244.16
184	10/1/2034	8,835,642.88	62,585.80	167,403.09	8,668,239.79	25,011,829.97

Attachement F

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
185	11/1/2034	8,668,239.79	61,400.03	168,588.87	8,499,650.92	25,073,230.00
186	12/1/2034	8,499,650.92	60,205.86	169,783.04	8,329,867.88	25,133,435.86
187	1/1/2035	8,329,867.88	59,003.23	170,985.67	8,158,882.22	25,192,439.09
188	2/1/2035	8,158,882.22	57,792.08	172,196.82	7,986,685.40	25,250,231.17
189	3/1/2035	7,986,685.40	56,572.35	173,416.54	7,813,268.86	25,306,803.53
190	4/1/2035	7,813,268.86	55,343.99	174,644.91	7,638,623.95	25,362,147.51
191	5/1/2035	7,638,623.95	54,106.92	175,881.98	7,462,741.97	25,416,254.43
192	6/1/2035	7,462,741.97	52,861.09	177,127.81	7,285,614.16	25,469,115.52
193	7/1/2035	7,285,614.16	51,606.43	178,382.46	7,107,231.70	25,520,721.96
194	8/1/2035	7,107,231.70	50,342.89	179,646.01	6,927,585.69	25,571,064.85
195	9/1/2035	6,927,585.69	49,070.40	180,918.50	6,746,667.19	25,620,135.25
196	10/1/2035	6,746,667.19	47,788.89	182,200.01	6,564,467.19	25,667,924.14
197	11/1/2035	6,564,467.19	46,498.31	183,490.59	6,380,976.60	25,714,422.45
198	12/1/2035	6,380,976.60	45,198.58	184,790.31	6,196,186.29	25,759,621.03
199	1/1/2036	6,196,186.29	43,889.65	186,099.24	6,010,087.04	25,803,510.69
200	2/1/2036	6,010,087.04	42,571.45	187,417.45	5,822,669.59	25,846,082.14
201	3/1/2036	5,822,669.59	41,243.91	188,744.99	5,633,924.60	25,887,326.05
202	4/1/2036	5,633,924.60	39,906.97	190,081.93	5,443,842.67	25,927,233.01
203	5/1/2036	5,443,842.67	38,560.55	191,428.35	5,252,414.33	25,965,793.56
204	6/1/2036	5,252,414.33	37,204.60	192,784.30	5,059,630.03	26,002,998.17
205	7/1/2036	5,059,630.03	35,839.05	194,149.85	4,865,480.18	26,038,837.21
206	8/1/2036	4,865,480.18	34,463.82	195,525.08	4,669,955.10	26,073,301.03
207	9/1/2036	4,669,955.10	33,078.85	196,910.05	4,473,045.05	26,106,379.88
208	10/1/2036	4,473,045.05	31,684.07	198,304.83	4,274,740.22	26,138,063.95
209	11/1/2036	4,274,740.22	30,279.41	199,709.49	4,075,030.73	26,168,343.36
210	12/1/2036	4,075,030.73	28,864.80	201,124.10	3,873,906.64	26,197,208.16
211	1/1/2037	3,873,906.64	27,440.17	202,548.73	3,671,357.91	26,224,648.33
212	2/1/2037	3,671,357.91	26,005.45	203,983.45	3,467,374.47	26,250,653.78
213	3/1/2037	3,467,374.47	24,560.57	205,428.33	3,261,946.14	26,275,214.35
214	4/1/2037	3,261,946.14	23,105.45	206,883.45	3,055,062.69	26,298,319.80
215	5/1/2037	3,055,062.69	21,640.03	208,348.87	2,846,713.82	26,319,959.83
216	6/1/2037	2,846,713.82	20,164.22	209,824.67	2,636,889.15	26,340,124.05
217	7/1/2037	2,636,889.15	18,677.96	211,310.93	2,425,578.21	26,358,802.02
218	8/1/2037	2,425,578.21	17,181.18	212,807.72	2,212,770.49	26,375,983.20
219	9/1/2037	2,212,770.49	15,673.79	214,315.11	1,998,455.39	26,391,656.99
220	10/1/2037	1,998,455.39	14,155.73	215,833.17	1,782,622.22	26,405,812.71
221	11/1/2037	1,782,622.22	12,626.91	217,361.99	1,565,260.23	26,418,439.62
222	12/1/2037	1,565,260.23	11,087.26	218,901.64	1,346,358.59	26,429,526.88
223	1/1/2038	1,346,358.59	9,536.71	220,452.19	1,125,906.40	26,439,063.59
224	2/1/2038	1,125,906.40	7,975.17	222,013.73	903,892.67	26,447,038.76
225	3/1/2038	903,892.67	6,402.57	223,586.32	680,306.34	26,453,441.33
226	4/1/2038	680,306.34	4,818.84	225,170.06	455,136.28	26,458,260.17
227	5/1/2038	455,136.28	3,223.88	226,765.02	228,371.27	26,461,484.05
228	6/1/2038	228,371.27	1,617.63	228,371.27	0.00	26,463,101.68

Attachment G

<p>RECORDING REQUESTED BY</p> <p>AND WHEN RECORDED MAIL TO:</p> <p>County of Fresno Director of Internal Services/ Chief Information Officer 333 W. Pontiac Way Clovis, CA 93612</p>	<p>FOR RECORDER'S USE ONLY</p>
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EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTIONS 27383 AND 27388.1(a)(2)(D)(AB 110, SB 2) AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made and entered into this _____ day of _____, 2019, by and between the County of Fresno, a political subdivision of the State of California ("County"), whose address as of the date hereof is 333 W. Pontiac Way, Clovis, California, 93612, and Pontiac 3 & 5, LLC ("Lessor"), whose address is 2780 N. Miami., Suite 101, Fresno, CA 93727.

A. Lessor represents that he is the sole fee owner of that certain improved real property located in Fresno County, State of California, and having a street address of 200 Pontiac Way, Clovis, CA 93612 (the "Real Property");

B. Pursuant to that certain Lease Agreement of the same date as this Memorandum of Lease (the "Lease Agreement"), Lessor has leased certain Premises (as defined in the Lease Agreement) located on and constituting a portion of the Real Property to the County, and the County has leased such Premises from the Lessor;

C. Pursuant to the terms and conditions of the Lease Agreement, this Memorandum is to be recorded in the Official Records of the Fresno County Recorder with respect to the Real Property for the purpose of memorializing the existence of the Lease Agreement, the terms and conditions of which inure to the benefit of, and bind the Lessor, the County, and their respective successors and assigns. Any third-party interested in obtaining information about the Lease Agreement may contact the parties at the above-referenced addresses.

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IN WITNESS WHEREOF, this Memorandum has been executed as of the day and year first above written.

LESSOR:
PONTIAC 3 & 5, a California
Limited Liability Company

By: _____
Clayton Medina, CFO of Manager
[Notary Attestation-Attached]

LESSEE:
COUNTY OF FRESNO:

By: _____
Nathan Magsig, Chairman of the
Board of Supervisors of the
County of Fresno

[Notary Attestation-Attached]

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

By: _____