



MAHONEY & ASSOCIATES

COMMERCIAL REAL ESTATE

RECEIVED
MAR 29 2016

BY:

Mr. Patrick Breen
Marina Coast Water District
2840 4th Avenue
Marina, CA 93933

March 15, 2016

Dear Patrick;

RE: REVISED Lease for 940 Second Avenue, Marina, CA between The Marina Coast Water District ("Landlord") and The United States of America (BLM through the GSA) ("Tenant").

INVOICE # 3146 / LEASE COMMISSION-Increased Square Footage plus 5 Years Additional Rent

Year One	\$264,838.45 per year X 7% = \$	18,538.69 ✓
Year Two	\$264,838.45 per year X 6% = \$	15,890.31 ✓
Year Three	\$264,838.45 per year X 5% = \$	13,241.92 ✓
Year Four	\$264,838.45 per year X 4% = \$	10,593.54 ✓
Year Five	\$264,838.45 per year X 4% = \$	10,593.54 ✓
Year Six	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Seven	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Eight	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Nine	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Ten	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Eleven	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Twelve	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Thirteen	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Fourteen	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Fifteen	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Sixteen	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Seventeen	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Eighteen	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Nineteen	\$264,838.45 per year X 3% = \$	7,945.15 ✓
Year Twenty	\$264,838.45 per year X 3% = \$	7,945.15 ✓

Total Commission Due	\$ 188,035.30 ✓
Total Commission Previously Invoiced (#2939, 4/2013)	\$ 143,487.96
\$71,743.98 PREVIOUSLY PAID, PER INVOICE #2939, 4/2013	<u>- \$ 71,743.98</u>

FINAL AMOUNT DUE UPON BLM POSSESSION 3/2016
(\$188,035.30-\$71,741.98)
Please make check payable to Mahoney & Associates.

\$ 116,291.32 ← *Hand ok*

PK to Pat
\$ 116,291.32
PB 3/29/16

MW

Sincerely,

Alison Goss
Broker Associate