

Attachment B – Deal Points

New or renewal	2nd Amendment to Lease
Landlord/Owner	PBONE OSF-C, LLC
Location	One Santa Fe Avenue, Suite 100, Los Angeles
Premises	70 Parking Spaces
Purpose	Continued use for Metro Transportation Operations, Maintenance of Way, and Rail Fleet.
Commencement and Duration (note any extensions)	Five (5) additional years commencing approximately March 1, 2021.
Total Cost	The total lease amendment value is approximately \$948,765 over the additional five (5)-year term including parking and tenant improvement (TI) costs.
Early Termination Clauses	None.
Determination of Lease Value	Metro Real Estate was provided prevailing parking data from Metro Transportation Demand Management.
Background with this Landlord	This underlying lease is with this landlord, PBONE OSF-C, LLC.
Special Provisions	The TI's are estimated to cost about \$150,765. The work will be performed by the landlord and Metro will reimburse after the work is completed.