

**FIRST AMENDMENT TO LEASE**  
**One Circle Star Way**  
**Lease No. 5357**

This First Amendment to Lease ("First Amendment"), dated for reference purposes only as of August 1, 2013, is by and between the COUNTY OF SAN MATEO, a political subdivision of the State of California ("County" or "Landlord"), and STARBURST I, INC., a corporation organized under the laws of the State of Delaware and registered to conduct business in the State of California ("Starburst" or "Tenant").

**Recitals**

A. As authorized by San Mateo County Resolution No. 72388, County and Starburst entered into a lease agreement, dated for reference purposes as of March 12, 2013, for the approximately 103,948 square feet of rentable space in that certain building commonly known as One Circle Star Way, San Carlos, California (the "Building One Lease").

B. County and Starburst wish to amend the Building One Lease so that its stated expiration and extension option coincide with the stated expiration and extension option for the lease of Two Circle Star Way, and to surrender, abandon and terminate Starburst's right of first refusal set forth in the Building One Lease.

**Agreement**

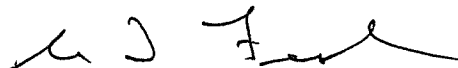
For good and valuable consideration as hereinafter set forth the sufficiency of which is hereby acknowledged County and Starburst agree as follows:

1. **Expiration Date.** The Expiration Date of the Building One Lease as set forth in the Basic Lease Information is hereby amended to be May 31, 2020.
2. **Extension Option.** The Extension Term under the Extension Option granted in Section 26.1 of the Building One Lease is hereby amended to be thirty four (34) months.
3. **Termination of Right of First Refusal.** All rights under the Right of First Refusal set forth in Section 26.4 of the Building One Lease are hereby surrendered, abandoned and terminated and said section 26.4 is deleted from said lease.
4. **Counterparts.** This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

5. **No Further Amendments; Conflicts.** All the terms and conditions of the Building One Lease remain in full force and effect except as expressly amended herein. In the event of any conflict between the terms of the Building One Lease and the terms of this First Amendment, the terms of this First Amendment shall control.

This First Amendment to the Building One Lease is entered into by the parties effective as of August 1, 2013.

TENANT: STARBURST I, INC.,  
a corporation organized under the laws of the State  
of Delaware

By: 

Its: President

LANDLORD: COUNTY OF SAN MATEO,  
a political subdivision of the State of California

By: \_\_\_\_\_

Its: \_\_\_\_\_