

Recording Requested by and:
When Recorded Return to:

COUNTY OF SAN MATEO
Real Property Services
County of San Mateo
455 County Center, 5th Floor
Redwood City, CA 94063

This Space For Recorder's Use Only

Exempt from recording fees - Government entity exempt under G.C. §6103

MEMORANDUM OF ASSIGNMENT OF LEASE

[APNs 046-240-180 and 052-103-170]

By this Memorandum of Assignment of Lease (this "**Memorandum**") dated as of March 18, 2014, STARBURST I, INC., a corporation organized under the laws of the State of Delaware and registered to conduct business in the State of California ("**Assignor**"), and SB U.S. LLC, a limited liability company formed under the laws of the State of Delaware and registered to conduct business in the State of California ("**Assignee**"), acknowledge and agree to the following:

1. Assignment. Pursuant to the terms of that certain unrecorded Assignment Agreement (the "**Assignment Agreement**"), by and between Assignor and Assignee, dated as of February 18, 2014, **Assignor** has assigned, transferred and otherwise conveyed all of its rights, benefits and obligations as a Tenant under the Office Building Lease by and between the County of San Mateo and the Assignor dated April 1, 2013 concerning the lease of One Circle Star Way, San Carlos, California to **Assignee**, and Assignee has accepted such assignment, transfer and conveyance. The Lease and the Assignment Agreement concern that certain real property and improvements at the property commonly known as Circle Star Plaza and having Assessor Parcel Nos. 046-240-180 and 052-103-170, located in the Cities of San Carlos and Redwood City, County of San Mateo, State of California, as generally outlined in **Exhibit A** attached hereto (the "**Property**").

2. Price and Terms. The price and other terms are set forth in the Assignment Agreement, all of which terms, covenants and conditions are incorporated herein by reference as though set forth fully herein. In the event of any inconsistency between this Memorandum and the Assignment Agreement, the Assignment Agreement shall control.


3. Effect. **Assignor** and **Assignee** have executed and recorded this Memorandum for the purpose of imparting notice of the Assignment Agreement and the respective rights and obligations of **Assignor** and **Assignee** thereunder. The obligations of **Assignor** and **Assignee** to be performed under the Assignment Agreement and this Memorandum, whether to be performed on the Property or elsewhere and whether such obligations are affirmative or negative in nature,

are intended to and shall bind **Assignor** and **Assignee** and shall bind and inure to the benefit of and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, **Assignor** and **Assignee** have signed this Memorandum of Assignment Agreement dated as of the date first set forth above.

ASSIGNOR:

STARBURST I, INC
a corporation organized under the laws of the
State of Delaware and registered to conduct
business in the State of California

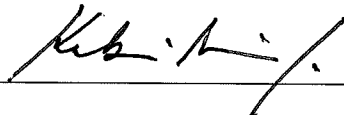
By: 

Name: Ronald D. Fisher

Its: President

ASSIGNEE:

SB U.S. LLC
a limited liability company under the laws of the
State of Delaware and registered to conduct
business in the State of California

By: 

Name: Kabin Misra

Its: Chief Executive Officer

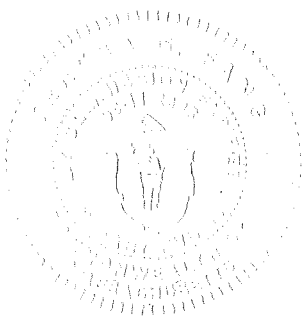
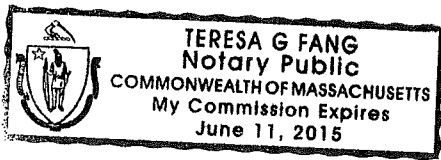
STATE OF MASSACHUSETTS

COUNTY OF Middlesex

On March 20th, 2014 before me, Teresa G. Fang, Notary Public, personally appeared Ronald D. Fisher, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Teresa G. Fang
Notary Public



State of California

County of San Mateo

On 3/31/14 before me, Fe Ann R. Urbi,
Notary Public, personally appeared KABIR MISRA, who
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity
and that by his/her signature on the instrument the person, or the entity upon behalf of which the person
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Fe Ann R. Urbi

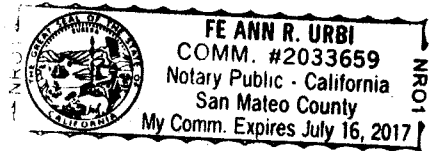


Exhibit A

Description of Campus

Exhibit A-1 [CAMPUS]

