

TENANT ESTOPPEL LETTER

The undersigned (the "**Tenant**") having the power and authority to do so, certifies as follows on to the third party buyer ("**Buyer**") who may be acquiring (the "**Acquisition**") direct or indirect interests in the referenced property ("**Property**") from the **County of San Mateo**, a political subdivision of the State of California ("**Landlord**"); (2) in connection with the acquisition Buyer may be obtaining financing for the Acquisition (the "**Financing**") from one or more third party lenders (collectively, "**Lender**"), which may be secured by the Property or portions thereof or direct or indirect interests therein; and (3) Buyer and Lender are relying upon the contents and accuracy of this certificate in connection with the Acquisition and the Financing. With such understanding, the undersigned hereby represents, warrants and agrees, on behalf of itself and its successors and assigns, for the benefit of Buyer and Lender and their present and future direct or indirect partners, members and shareholders, and their respective successors and assigns, that:

1. The undersigned is the tenant under that certain Lease Agreement dated April 18, 2000, as amended by that certain First Amendment to Lease Agreement dated August 31, 2006 (collectively, the "**Lease**"), between Circle Star Center Associates, L.P. ("**Landlord**"), as landlord, and the undersigned, as tenant, for approximately 44 square feet of space ("**Premises**") as located on the first floor in the building know as Two Circle Star War ("**Building**"), such building being located in San Carlos, California. The Lease is in full force and effect and Tenant hereby ratifies the Lease.

2. There is no default under the Lease by Tenant other than as follows: None.

3. The current rent under the Lease is \$54.45 per month and has been paid to date, April 9, 2014. All additional rent and other charges have been paid for the current periods. No rental, other than base rent for the current month, has been paid in advance

4. The term of the Lease expires on April 17, 2020. There are eight (8) renewal terms under the Lease, the last of which expires on April 17, 2099.

5. To the best knowledge of Tenant, Landlord is not in default beyond any applicable notice and cure periods under any of the terms or provisions contained in the Lease on the Landlord's part to be performed.

6. Tenant understands that the Lease will be assigned to Purchaser in connection with the sale of the Building by Landlord to Purchaser and that the Purchaser will rely upon the statement in purchasing the Building. Tenant agrees to attorn to Purchaser in all respects in accordance with the Lease.


This certificate is made knowing that Lender and Landlord are relying on the contents of this certificate in funding the Loan.

TENANT:

2500 W.L.B. Inc.

Dated: March 11, 2014

April 9

By: 
Name: IRVING R. F. SMITH
Title: SECRETARY