

July 3, 2018

Malik Family Enterprise, LLC, aka MFE, LLC
P.O. Box 360484
Milpitas, CA 95066
Attn: Zafar Malik
510-579-2343

VIA Certified Mail
Tracking # 70011140000145611125

Malik Family Enterprise, LLC, aka MFE, LLC
c/o Zafar Malik
1731 Germano way
Pleasanton CA 94566

VIA UPS
Tracking # 1Z88VOW90100017564

RE: **EXERCISE OF EXTENDED RENEWAL OPTION**; Lease Agreement dated December 3, 2015 (as amended, the "Lease") by and between Malik Family Enterprise, LLC, aka MFE, LLC ("Landlord") and Bank of America, National Association ("Tenant") for property more particularly described in the Lease, located at 407 N. Wilson Way, Stockton, CA (the "Leased Premises") (CA2-118).

To Whom It May Concern:

Pursuant to Section 1.4 of the above-referenced Lease, Tenant hereby exercises its option to extend the term of the Lease with respect to the Leased Premises for an additional consecutive term of five (5) years, commencing on October 1, 2019, and expiring on September 30, 2024 (the "First Extended Renewal Term").

Pursuant to Section 1.4(d) of the Lease, the Annual Basic Rent to be paid by Tenant during the First Extended Renewal Term is equal to the lesser of (a) the Annual Basic Rent determined by using the Annual Basic Rent Factor set forth in Schedule 1 attached to the Lease, and (b) the Fair Market Rental Value of the Renewal Premises during the applicable Extended Renewal Term, determined in accordance with Sections 1.4(e) and (f) of the Lease.

We have determined that the Annual Basic Rent determined using the Annual Basic Rent Factor is less than the Fair Market Rental Value for the Renewal Premises, and that the Annual Basic Rent to be paid by Tenant during the First Extended Renewal Term is therefore \$90,937.00. However, if you believe the Fair Market Rental Value is less than the Annual Basic Rent outlined above, within thirty (30) days of your receipt of this notice, please send us your proposal setting forth your determination of the Fair Market Rental Value as provided in Section 1.4(e). If we do not receive such a proposal within the aforementioned thirty (30) day period, Tenant will pay Annual Basic Rent at the rate outlined above during the First Extended Renewal Term.

Please note that Tenant's address for receipt of notices is Bank of America, National Association, 13850 Ballantyne Corporate Place, Mail Code NC2-150-03-06, Charlotte, North Carolina 28277 (CA2-118), with a copy to Bank of America, National Association, AZ1-805-01-30, 2505 W. Chandler Blvd, Chandler, AZ 85224 Attn: Leslie O'Brien, Vice President (CA2-118).

If you have any questions, please contact Tenant's representative, Michelle Cowart of JLL, via e-mail at michelle.cowart@am.jll.com or by phone at 805-208-2856.

Sincerely,
Bank of America, National Association



Leslie O'Brien, Vice President

Date: 7/3/18

00# 36950
CA2-118

cc: ZEFMALIK@GMAIL.COM