

Attachment C to Schedule 1.5
MEMORANDUM OF EXTENSION AMENDMENT

Recording Requested By
and When Recorded Return To:

THE UNDERSIGNED DECLARE THAT NO DOCUMENTARY TRANSFER TAX IS DUE UNDER REVENUE AND TAXATION CODE SECTION 11911. THERE IS NO TAXABLE TRANSFER OF REAL PROPERTY AS THIS IS A FURTHER EXTENSION OF TERM OF A RESIDENTIAL LAND LEASE WITH AN ORIGINAL TERM OF MORE THAN 35 YEARS.

MEMORANDUM OF EXTENSION AMENDMENT

THIS MEMORANDUM OF EXTENSION AMENDMENT is entered into as of _____ (the “**Effective Date**”), by and between The Board of Trustees of the Leland Stanford Junior University, a body having corporate powers under the laws of the State of California (“**Lessor**”), and _____ (“**Lessee**”).

A. Lessor is the owner of that certain property located in Woodside, California, commonly known as _____, and more particularly described in attached **Exhibit “A”** (the “**Property**”).

B. Lessor and Lessee are the current parties to that certain Lease with respect to that certain real property known as _____, Woodside, California dated as of _____ (and as subsequently amended, the “**Lease**”).

C. In reliance upon Lessee’s representation and warranty that as of the Effective Date of the Extension Amendment, Lessee is the sole owner of the leasehold estate created by the Lease, Lessor has entered into that certain Lease Amendment dated as of _____ (the “**Extension Amendment**”) with Lessee, pursuant to which the Term of the Lease has been extended.

NOW THEREFORE, for valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Extension Term.** The Term of the Lease is hereby extended, with a new Lease Expiration Date of _____.

2. **Controlling Document.** This Memorandum of Extension Amendment is subject to all the terms and conditions of the Lease and the Extension Amendment. Should there be any inconsistency between the terms of this instrument and the Lease, the terms of the Lease shall prevail.

3. **Effect of Amendment.** As modified by this Extension Amendment, the Lease remains in full force and effect. All of the provisions added by this Extension Amendment shall be incorporated as terms and conditions of the Lease as of the Effective Date, and future references to the Lease shall be deemed to mean the Lease as modified by this Extension Amendment.

4. **Counterparts.** This Memorandum of Extension Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Extension Amendment as of the Effective Date.

LESSOR:

THE BOARD OF TRUSTEES OF THE LELAND
STANFORD JUNIOR UNIVERSITY

By: _____

Its: _____

LESSEE:

[LEGAL DESCRIPTION AND ACKNOWLEDGEMENTS TO BE ATTACHED]