

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT 8

DATE

3-21-13

TO LEASE NO. GS-09B-02318

ADDRESS OF PREMISES 55 South Market Street,
San Jose, CA 95113

THIS AGREEMENT, made and entered into this date by and between:

CoreSite Real Estate 55 S. Market Street, L.L.C. f/k/a Carlyle Market Post Tower II L.L.C.

whose address is 1050 17th Street, Suite 800
Denver, CO 80265

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution, as follows: **to establish progressive Beneficial Occupancy for Phase 4 and 4A.** This is a progressive square footage increase of this lease.

Paragraphs 33 and 35 are hereby deleted in their entirety and the following is substituted therefor:

"33. Progressive Beneficial Occupancy.

Phase 1 Effective April 14, 2011 the Government shall accept for progressive Beneficial Occupancy space located on 1st Floor for a total of 7,225 rentable square feet yielding 6,282 ANSI/BOMA Office Area square feet and related space.

Phase 2 Effective December 15, 2011 the Government shall accept for progressive Beneficial Occupancy space located on 3rd Floor for a total of 6,880 rentable square feet yielding 5,982 ANSI/BOMA Office Area square feet and related space.

Phase 3 Effective May 4, 2012 the Government shall accept for progressive Beneficial Occupancy space located on 5th Floor for a total of 22,447 rentable square feet yielding 19,517 ANSI/BOMA Office Area square feet and related space.

Phase 4 Effective October 18, 2012 the Government shall accept for progressive Beneficial Occupancy space located on the 4th Floor for a total of 10,595 rentable square feet yielding 9,212 ANSI/BOMA Office Area square feet and related space.

Phase 4A Effective December 12, 2012 the Government shall accept for progressive Beneficial Occupancy space located on the 4th Floor for a total of 1,226 rentable square feet yielding 1,066 ANSI/BOMA Office Area square feet and related space.

The Lessor hereby leases to the Government a total of 48,373 rentable square feet yielding 42,059 ANSI/BOMA Office Area square feet on Floors 1, 3, 5 and 4 as depicted on Exhibit "G" pages 1, 2, 3, 4 and 5 at at 55 South Market Street, San Jose, CA 95113, the Premises, to be used for such purposes as determined by the General Services Administration subject to Paragraphs 9 and 34 of this Lease."

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Continued on Sheet 1

BY

(Signature)

CFO, 3-6-2013

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

1050 17th St Denver, CO 80202

(Address)

UNITED STATES OF AMERICA

BY

Deana Morad Contracting Officer General Services Administration

SHEET NO. 1 ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT NO.8
LEASE NO.GS-09B-02318

"35. RENT.

Phase 1 Effective April 14, 2011, the Government shall pay the lessor an annual rent of \$220,218.00 at the rate of \$18,351.50 per month in arrears.

Phase 2 Effective December 15, 2011, the Government shall pay the lessor an annual rent of \$209,702.40 at the rate of \$17,475.20 per month in arrears.

Phase 3 Effective May 4, 2012, the Government shall pay the lessor an annual rent of \$684,184.56 at the rate of \$57,015.38 per month in arrears.

Phase 4 Effective October 18, 2012 the Government shall pay the lessor an annual rent of \$322,935.60 at the rate of \$26,911.30 per month in arrears.

Effective October 18, 2012 the Government shall pay the lessor for Phases 1, 2, 3 and 4 a total rent of \$1,437,040.56 at the rate of \$119,753.38 per month in arrears which translates into \$30.48 per rentable square foot..

Phase 4A Effective December 12, 2012 the Government shall pay the lessor an annual rent of \$37,368.48 at the rate of \$3,114.04 per month in arrears.

Effective December 12, 2012 the Government shall pay the lessor for Phases 1, 2, 3, 4 and 4A a total rent of \$1,474,409.04 at the rate of \$122,867.42 per month in arrears which translates into \$30.48 per rentable square foot..

Rent for lesser periods shall be prorated. Rent checks shall be made payable to:
CoreSite Real Estate 55 S Market Street, L.L.C.
1740 Collection Center Drive
Chicago, IL 60693."



Lessor

&



Gov