

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-09B-02318	DATE <b>5-19-2011</b>	PAGE 1 of 2
------------------------------------	---------------------------	--------------------------	----------------

ADDRESS OF PREMISES Market Post Tower, 55 South Market Street, located on the 1,4,5,6,7 and 8 Floors, San Jose, California 95113-2324

**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 17<sup>th</sup> 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 contract to issue Notice To Proceed to order Tenant Improvements and to provide for a Lump Sum payment of the Tenant Improvement cost which exceeds the Tenant Improvement allowance.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

Paragraphs 29, 30, 31 and 32 have been added.

Paragraph 17 has been deleted in its entirety and the following substituted therefore:

**"17. Tenant Improvements Allowance:** The maximum Tenant Improvements Allowance has been established by Paragraph 1.8 of the SFO, "Tenant Improvements Included in Offer" at \$41.38 per ANSI/BOMA (ABOA) Office Area square foot. The total cost for Tenant Improvements allowance has been established at **\$4,059,915.94**. The Tenant Improvements Allowance shall be amortized over the 8 year firm term of the lease agreement at an interest rate (amortization rate) of 0% per year. This amortized Tenant Improvements amount of **\$4.4975** per rentable square foot per year is included in the annual rent in Paragraph 10 of Standard Form 2. Tenant Improvements costs that exceed the allowance of **\$41.38 per ABOA square foot** shall be amortized at a rate of 11% over the firm term of this lease or will be reimbursed via lump sum payment. For the purpose of Tenant Improvements buildout cost calculation the ANSI/BOMA Office square feet is established at **98,113 ABOA sq ft.**"

**"29. NOTICE TO PROCEED:**

Following the Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice To Proceed is hereby issued for the construction of Tenant Improvements and the Security Items at a total cost not to exceed \$4,578,112.00 inclusive of all management and architectural fees and all other fees, costs and expenses associated with making the space and common areas ready for occupancy."

**"30.** The total cost for Tenant Improvements as described in the Solicitation For Offers in the amount of \$4,560,112.00 exceeds the Tenant Improvement allowance of \$4,059,915.94. The Government hereby orders the excess balance in the amount of **\$500,196.06** to be paid by lump sum. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 3.18 of the Solicitation For Offers, incorporated and made part of this lease, and all terms and conditions of this lease package. Upon completion, inspection and acceptance of space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$500,196.06 pursuant to Paragraph 32, herein. The Lessor hereby waives restoration as a result of all improvements."

Continued on Sheet 1

All other terms and conditions remain in full force and effect

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

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

SIGNATURE 	NAME OF SIGNER Derek McCandless
---	------------------------------------

ADDRESS 1050 17 <sup>th</sup> Street Ste 800 Denver CO 80265	IN PRESENCE OF
---	----------------

SIGNATURE 	NAME OF SIGNER Anna Clark
--	------------------------------

ADDRESS 1050 17 <sup>th</sup> Street Ste 800 Denver CO 80265	UNITED STATES OF AMERICA
---	--------------------------

SIGNATURE 	NAME OF SIGNER Deana Morad OFFICIAL TITLE OF SIGNER: Contracting Officer
--	---