

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-09P-LAZ03376
ADDRESS OF PREMISES 3300 North Central Avenue, Suite 690 Phoenix, AZ 85012-2504	PDN Number: N/A

THIS AMENDMENT is made and entered into between
Arizona State Retirement System
 whose address is: 3300 North Central Avenue
 Phoenix, AZ 85012-2504

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

WHEREAS, the parties hereto desire to amend the above Lease to issue the Notice To Proceed with Tenant Improvement work.

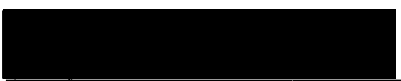
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon Government execution as follows:

NOTICE TO PROCEED WITH TENANT IMPROVEMENT CONSTRUCTION

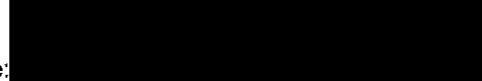
- (1) **Notice To Proceed With Tenant Improvement Construction:** Following a Government review of the submitted cost proposal, and in accordance with Paragraph 4.01F of the Lease, the Government has determined that the Tenant Improvement bid submitted by Lessor is fair and reasonable. A Notice to Proceed (NTP) is hereby issued for construction of the Tenant Improvements at a total cost not to exceed \$459,462.21. Exhibit 1A, attached to this Lease Amendment 1 provides the Tenant Improvement price summary.
- (2) **Tenant Improvement Rent Credit:** Because the Tenant Improvement allowance in the Lease exceeds the final approved NTP amount, a subsequent Lease Amendment will adjust the rental rate downward in accordance with Paragraph 1.09A of the Lease upon acceptance of the space for beneficial occupancy.
- (3) In accordance with Paragraph 4.01G of the Lease, the Lessor shall complete all work required to prepare the Premises for use not later than ninety (90) Working Days after the receipt date of this notice for completion of the work in accordance with Section 4.01F of the 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 below date.
FOR THE LESSOR:

Signature: 
 Name: KERRA A WHITE
 Title: ASSISTANT CIO
 Entity Name: Arizona State Retirement System
 Date: 9-22-2017

FOR THE GOVERNMENT:

Signature: 
 Name: DAVID WINSHEL
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 9/27/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Eric Glass
 Title: Port Folio Manager
 Date: 9/22/2017