THIS AGREEMENT, made and entered into this date by and between BLN Office Park Associates, LTD
whose address is: 2001 Killebrew Dr. Ste 50
Bloomington, MN 55425
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease issued to establish the date of completion of Tenant Improvements and beneficial occupancy, establish rental payments including amortized tenant improvement costs.

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 September 26, 2014, as follows:

1. LEASE TERM is deleted and replaced with the following:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 26, 2014 and continuing for a period of 10 years, expiring September 25, 2024, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

This Lease Amendment contains 4 pages, including Exhibit A.

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 GOVERNMENT

Signature: [Redacted]
Name: [Redacted]
Title: GSA, Public Buildings Service
Date: 12/11/2014

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: Property Manager / Managing Agent
Date: 12/15/14
2. **SECTION 1.03 RENT AND OTHER CONSIDERATIONS** is deleted and replaced with the following:

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>FIRM TERM</th>
<th>NON FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td>** Shell Rent**</td>
<td>$252,587.96</td>
<td>$277,085.24</td>
</tr>
<tr>
<td>** Tenant Improvements rent**</td>
<td>$174,389.95</td>
<td>$0.00</td>
</tr>
<tr>
<td>** Operating Costs**</td>
<td>$78,505.00</td>
<td>$78,505.00</td>
</tr>
<tr>
<td>** Building Specific Security Costs**</td>
<td>$1,426.87</td>
<td>$0.00</td>
</tr>
<tr>
<td>** Parking**</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>** Total Annual Rent**</td>
<td>$506,909.78</td>
<td>$355,590.24</td>
</tr>
</tbody>
</table>

Shell rent (Firm Term) calculation: $14.48 per RSF multiplied by 17,448 RSF

Operating Costs rent calculation: $4.50 per RSF multiplied by 17,448 RSF

Building Specific Security Costs of $6,005.00 amortized at a rate of 7 percent per annum over 5 years

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3. **SECTION 1.05 TERMINATION OPTION** is deleted and replaced with the following:

The Government may terminate this lease in whole or in part at any time on or after September 25\textsuperscript{th}, 2019 (the 5\textsuperscript{th} year) by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

4. **SECTION 1.06 TENANT IMPROVEMENT ALLOWANCE** is deleted and replaced with the following:

INITIALS: [Lessor] & [Govt]
The date of substantial completion of the Tenant Improvements is established as September 26, 2014. The Government and Lessor agree that the final Tenant Improvement costs, including all approved change orders (including the attached CO #7 which is hereby approved and attached as Exhibit A, in the amount of $1,131,535.37. The Tenant Improvement Allowance of $733,920.00 have been amortized over the firm term (60 months) of the lease at 7.0% and included in the rent, and the remainder of the approved improvements, $397,615.37 will be paid via a lump sum payment.

When the work is completed, submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the Lessor, include an invoice number, this lease number, and the following Pegasus Document Number ("PDN"): PS0029018. Submit invoice only after the Government accepts the space.

The Government will process the invoice for payment per 552.270-31 PROMPT PAYMENT (JUN 2011) as outlined in the GENERAL CLAUSES, GSA Form 3518B, which is attached to the lease.

5. SECTION 1.04 BROKER COMMISSION AND COMMISSION CREDIT is deleted and replaced with the following:

A. Savills Studley, Inc. (f/k/a Studley, Inc.) (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [redacted] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [redacted] of the Commission will be payable to Savills Studley, Inc. with the remaining [redacted], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration” paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

<table>
<thead>
<tr>
<th>Month</th>
<th>Rental Payment</th>
<th>Prorated Commission Credit</th>
<th>Adjusted Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>$422,424.48</td>
<td>[redacted]</td>
<td>$422,424.48</td>
</tr>
<tr>
<td>2nd</td>
<td>$422,424.48</td>
<td>[redacted]</td>
<td>$422,424.48</td>
</tr>
<tr>
<td>3rd</td>
<td>$422,424.48</td>
<td>[redacted]</td>
<td>$422,424.48</td>
</tr>
</tbody>
</table>

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."