

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 8

9-10-12

TO LEASE NO. GS-07B-16876

ADDRESS OF PREMISES 12515 Research Boulevard, Austin, TX 78759-2251

THIS AGREEMENT, made and entered into this date by and between RP Property Owner, LP

whose address is 11766 Wilshire Boulevard
Suite 1450
Los Angeles, CA 90025-6570

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 by the Government, as follows:

The purpose of this Lease Amendment is to correct errors, relating to: A) the term of the lease; B) the rental schedule and, C) the lease number, in Supplemental Lease Agreement No. 6, dated August 15, 2012.

A. Term - Paragraph No. 2, on page 2, of SLA No. 6 to this lease, is amended as follows:

"2. The commencement date of the lease and the rental is established as July 25, 2012, and shall expire on January 24, 2027, subject to the termination rights as stated in paragraph 4, of the Standard Form 2."

B. Rental Schedule - Paragraph 4, on page 2, of SLA No. 6 to this lease, is amended as follows:

"4. The Government shall pay the Lessor annual rent as follows:

From July 25, 2012 through January 24, 2015 the total annual rental shall be \$482,130.00 at the rate of \$40,177.50 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$6,242.71, annual Operating Costs of \$239,618.64 plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of \$230,444.93, and annual Building Specific Security Costs of \$5,823.72.

(continued on page 2)

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: ROBERT [REDACTED]
Title: PRESIDENT
Entity Name: RP PROPERTY OWNER LP
Date: 9-7-2012

FOR THE GOVERNMENT

Signature: _____
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9-10-12

WITNESSED

Signature: _____
Name: [REDACTED]
Title: exec asst
Date: 9-7-2012

From January 25, 2015 through January 24, 2022 the total annual rent shall be \$1,412,640.90 at the rate of \$117,720.08 paid monthly in arrears. The total annual rent consists of Shell Rent of \$936,753.61 and Operating Costs of \$239,618.64 plus annual Operating Cost adjustments, annual Tenant Improvement Amortization cost of \$230,444.93, and annual Building Specific Security Costs of \$5,823.72.

From January 25, 2022 through January 24, 2027 the total annual rent shall be \$1,687,455.00 at the rate of \$140,621.25 paid monthly in arrears. Rent for a lesser period shall be prorated. The total annual rent consists of Shell Rent of \$1,447,836.36 and Operating Costs of \$239,618.64 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs or Building Specific Security costs."

C. Lease Number – "The parties mutually agree that the lease number stated on page 2, 3 and 4, of SLA No. 4, dated August 15, 2012 should be "GS-07B-16876" instead of "GS-07B-16867"

END

INITIALS

Gov't	Lessor
	