

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-09P-LAZ03375
ADDRESS OF PREMISES: 7400 N. ORACLE ROAD, TUCSON, ARIZONA 85704-6331	

THIS AMENDMENT is made and entered into between [REDACTED]

whose address is: **7400 N. Oracle Road, Tucson, Arizona 85704-6331**

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 establish the lease term, remove the requirement for Tenant Improvements paint and carpet, and to adjust the rent and broker commission credits accordingly.

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 execution by the Government, as follows:

The Paragraph titled "Lease Term," Paragraph 1.03 and Paragraph 1.04 are deleted in their entirety and replaced as follows:

I. LEASE TERM

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning **November 24, 2015** through **November 23, 2020**, a period of **5 Years, 3 Years Firm**, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA."

II. 1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$76,797.00	\$103,639.38
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00
OPERATING COSTS	\$32,075.00	\$32,075.00
TOTAL ANNUAL RENT	\$108,872.00	\$135,714.38

²The Tenant Improvements of paint and carpet are not required.

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: [REDACTED]
Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: Sept 10 2015

FOR THE GOVERNMENT: [REDACTED]
Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 10/1/15

WITNESSED FOR THE LESSOR BY: [REDACTED]
Signature: _____
Name: SUE JANSONE
Title: MANAGER
Date: 9/10/15

Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 3,115 ABOA SF sed upon the methodology outlined under the "Payment" clause of GSA Form 3517.

INTENTIONALLY DELETED

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If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of ys of occupancy for that month.

Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be yable to the Payee designated in the Lessor's Central Contractor Registration (CCR), now the System for Award Management (SAM). If the yee is different from the Lessor, both payee and Lessor must be registered in SAM.

Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, luding all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar ch fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all pections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

Parking shall be provided at a rate of \$0.00 per parking space per month (structured/inside), and \$0.00 per parking space per month rface/outside).

4 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

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

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

nth 1 Rental Payment \$9,072.67 minus prorated Commission Credit of [redacted] equals [redacted] adjusted 1st Month's Rent.*

nth 2 Rental Payment \$9,072.67 minus prorated Commission Credit of [redacted] equals [redacted] adjusted 2nd Month's Rent.*

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

INITIALS: JK & EDK
LESSOR GOVT