

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No.1
	TO LEASE NO. LNV-03417
<b>ADDRESS OF PREMISES</b> 944 East Harmon, Las Vegas, Nevada 89119	PDN Number: N/A

THIS AMENDMENT is made and entered into between

THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, ON BEHALF OF THE UNIVERSITY OF NEVADA LAS VEGAS

whose address is: 4505 MARYLAND PARKWAY, BOX 451004, LAS VEGAS, NEVADA 89154-1004

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

WHEREAS, the parties hereto desire to amend the above Lease for purposes of space reduction and defining the Government's financial obligation for the use of utilities.

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 10/31/2016 as follows:

Paragraphs 1.01, 1.03A, & 6.03.B are hereby deleted in their entirety and replaced, and 1.22 is added, as follows:

**1.01 THE PREMISES (SUCCEEDING)**

Unless otherwise noted, the government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

This Lease Amendment contains 2 pages.

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:  
The Board of Regents of the Nevada System of Higher Education  
Las Vegas  
Signature: [Redacted]  
Name: [Redacted]  
Title: [Redacted]  
Date: 11/9/17

FOR THE GOVERNMENT:  
Signature: [Redacted]  
Name: L. [Redacted]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 1/6/17

WITNESSED:  
Signature: [Redacted] g  
Name: [Redacted]  
Title: [Redacted]  
Date: 12-22-17

The Premises are described as following:

A total of 55,989 rentable square feet, yielding 55,989 ANSI/BOMA square feet of laboratory and related space located in three (3) existing contiguous buildings, known as the Executive Center (EXC), the Chemistry Laboratory (CHL), and a portion of the Monitoring Systems Laboratory (MSL) located at 944 East Harmon Avenue, Las Vegas NV.

The new Premises is a reduction in space of 16,789 RSF for Block A and entire termination of Block B as of 10/31/2016.

All Blocks shall be used for such purposes as determined by the General Services Administration.

**1.03 RENT AND OTHER CONSIDERATIONS**

A. The government shall pay the lessor annual rent, payable in monthly instalments in arrears, as follows:

Term	RSF	Shell / RSF	Op/RSF	Total / RSF	Total Annual**	Total Monthly**
10/1/2015-9/30/2016	72,778	\$19.62	\$7.00	\$26.62	\$1,937,350.36	\$161,445.86

Term	RSF	Shell / RSF	Op/RSF	Total / RSF	Total Annual**	Total Monthly**
10/1/2016-11/4/2016	55,989	\$19.62	\$7.00	\$26.62	\$1,490,427.18	\$124,202.27
	16,789	30.00	\$7.00	\$37.00	\$621,193.00	\$51,766.08
<b>TOTAL:</b>	<b>72,778</b>			<b>\$29.01</b>	<b>\$2,111,620.18</b>	<b>\$175,968.35</b>

Term	RSF	Shell / RSF	Op/RSF	Total / RSF	Total Annual **	Total Monthly**
11/5/2016-9/30/2020	55,989	\$19.62	\$7.00	\$26.62	\$1,490,427.18	\$124,202.27

\*\*Rent is exclusive of CPI adjustments\*\*

**1.22 REDUCTION OF SPACE**

As of 11/4/2016, the following space will be terminated:

A total of 16,789 RSF is terminated with 10,268 RSF being released from the QAL building and 6,521 RSF are released from the MSL/POS building. Block B is completely terminated which was part of appurtenant real property totaling approximately eight (8) acres adjacent to Block A to the West on which is located a structure known as the Exposure Assessment Annex (EAX). This reduction of space is described in Exhibit C, "Space Release Plan".

**6.03. UTILITIES SEPARATED FROM RENTAL/BUILDING OPERATING PLAN**

B. For purposes of defining the financial obligation of both parties for electricity, water, sanitary sewer, and natural gas utilities for lease LNV-03417;

**ELECTRICITY, WATER, & SANITARY SEWER UTILITIES:** As of November 5, 2016, [REDACTED] will be responsible to pay 77% of overall monthly utility service for electrical, water, and sanitary sewer for all premises associated with lease LNV-03417.

**NATURAL GAS UTILITIES:** As of November 5, 2016, [REDACTED] will be responsible to pay 100% of natural gas utilities in buildings known as CHL and EXC. The [REDACTED] will be responsible to pay 77% of natural gas utilities in the known MSL/POS building. Remaining buildings in LVN-03417 known as EAX, QAL, and TEC are solely the responsibility of the Lessor.

INITIALS: UB LESSOR & [Signature] GOVT