LEASE AMENDMENT No: 2
TO LEASE NO: GS-08P-14794
Date of Amendment: January 4, 2016

ADDRESS OF PREMISES
GALAXY BUILDING #2
SUITE C
850 SOUTH 3600 WEST
SALT LAKE CITY, UT 84104

THIS AMENDMENT is made and entered into between

Galaxy Development
whose address is: 2726 Estates Drive
Park City, UT 84060-6900

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

WHEREAS, the parties hereto desire to reconcile construction costs and rent.

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 December 14, 2016, as follows:

1. Lease Paragraph 1.04.C., entitled "Rent and Other Considerations" is hereby deleted and replaced with the following:

Lease Amendment No. 2 continues 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: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: GALAXY DEVELOPMENT, LLC
Date: Jan 13 16 09:30p

FOR THE LESSOR:

Signature: [Redacted]
Name: Janet Elman
Title: Agent
Entity Name: GSA, Public Buildings Service, PBS
Date: 1/14/16

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Date: [Redacted]
"C. Rental Schedule

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

<table>
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<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
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</tbody>
</table>

*For illustration purposes only, rental calculations for 4400 RSF/2250 RSF, respectively, are provided. Some variations may exist due to program rounding conventions.

1. Shell rent calculation:
   $137,043.50 shell build out costs are amortized over years 1-5.
   Base shell rate without improvements is $39,726.50.

2. Tenant Improvement Allowance of $114,666.60 is amortized at a rate of 5 percent per annum over 10 years.

3. Operating Costs rent calculation: $1.44 per RSF multiplied by 4400 RSF.

4. Building Specific Amortized Capital (BSSIC) of $77,788.50 (which includes profit and overhead) shall be paid via RWA at the time of occupancy.

5. Parking costs are included in the rental rate.