

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 08
	TO LEASE NO. GS-09B-02291
ADDRESS OF PREMISES 1330 SOUTH 16 TH STREET PHOENIX, AZ 85034	PDN Number:

THIS AMENDMENT is made and entered into between **DOXA South LLC, an Arizona Limited Liability Company**

whose address is: 2005 North Central Avenue
Suite 100
Phoenix, AZ 85004-1546

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 pricing for build out of the Expansion Space as outlined in Exhibit C, to issue Notice to Proceed with construction of the Expansion Space, and to provide for LUMP SUM payment procedures:

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:

Paragraphs 35, 36, and 37 are hereby added to and made a part of the lease:

“35 NOTICE TO PROCEED WITH CONSTRUCTION OF EXPANSION SPACE

The Government issues Notice to Proceed with the work associated with the Tenant Improvement Allowance (TIA) of the Expansion Space in the amount of **\$169,282.93**, which will be amortized into the rent rate pursuant to Paragraph 32 as found on Lease Amendment No. 7.

The total cost for Tenant Improvements in the amount of \$259,703.00 exceeds the Tenant Improvement Allowance of \$169,282.93. The Government issues Notice to Proceed for the excess balance in the amount of \$90,420.07 (\$259,703.00 - \$169,282.93). Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor in lump sum payment in the amount of **\$90,420.07** pursuant to Paragraph 1.11 found in Supplemental Lease Agreement No. 2 of Lease GS-09B-02291.”

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:

Signature: *Daniel J. Wilhelm*
 Name: DANIEL J. WILHELM
 Title: Manager
 Entity Name: DOXA South, LLC
 Date: 12/3/2013

FOR THE GOVERNMENT:

Signature: *Susan Denduel*
 Name: SUSAN DENDUEL
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 12/11/13

WITNESSED FOR THE LESSOR BY:

Signature: *Jacqueline Arnold*
 Name: Jacqueline Arnold
 Title: Accts. Manager
 Date: 12/3/2013

[Handwritten initials]

