

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 17
	TO LEASE NO. GS-09B-02392
LEASE AMENDMENT	
ADDRESS OF PREMISES 41 Paseo De Yucatan, Rio Rico, AZ 85648 (Block A), and 57 Paseo De Yucatan, Rio Rico, AZ 85648 (Block B)	PDN Number:

THIS AMENDMENT is made and entered into between **Nogales Imperial, LLC**

whose address is:

12675 Danielson Court, Suite 414, Poway, CA 92064

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 change the Lessor's address, extend the firm term through June 22, 2026, to reduce the shell rent by \$2.00/r.s.f., and to remove the termination rights.

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 2 and 3 are hereby deleted in their entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said Premises,

BLOCK A [REDACTED], with their appurtenances for the term commencing on June 23, 2011 through June 22, 2026 for the fifteen (15) year term of this lease, subject to termination and renewal rights as maybe hereinafter set forth.

BLOCK B [REDACTED], with their appurtenances for the term commencing on November 14, 2011 through June 22, 2026, subject to termination and renewal rights as maybe hereinafter set forth."

This Lease Amendment contains two (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: [Signature]
Name: Paul R. ENGH
Title: MEMBER
Entity Name: Nogales Imperial, LLC
Date: 1-31-2013

FOR THE GOVERNMENT:

Signature: [Signature]
Name: SUSAN SINGOUEL
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/4/13

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: GLENN R. SUGAN JR
Title: MEMBER
Date: 1/31/2013

“3. The Government shall pay the Lessor annual rent for **Block A** () at the rate evidenced in the table below, per month in arrears. Rent for lesser period shall be prorated.

	6/23/2011 thru 1/31/2013		2/01/2013 thru 6/22/2021		6/23/2021 thru 6/22/2026	
	Annually	Monthly	Annually	Monthly	Annually	Monthly
Shell Rental Rate	\$777,597.61	\$64,799.80	\$729,293.60	\$60,774.47	\$859,569.68	\$71,630.81
TI Rental Rate	\$130,276.07	\$10,856.34	\$130,276.07	\$10,856.34	\$0.00	\$0.00
Base Operating Cost Rate	\$140,081.60	\$11,673.47	\$140,081.60	\$11,673.47	\$140,081.60	\$11,673.47
Full Service Rent	\$1,047,955.28	\$87,329.61	\$999,651.27	\$83,304.28	\$999,651.28	\$83,304.28

The Government shall pay the Lessor annual rent for **Block B** () at the rate evidenced in the table below, per month in arrears. Rent for lesser period shall be prorated.

	11/14/2011 thru 1/31/2013		2/01/2013 thru 6/22/2021		6/23/2021 thru 6/22/2026	
	Annually	Monthly	Annually	Monthly	Annually	Monthly
Shell Rental Rate	\$172,624.20	\$14,385.35	\$161,902.20	\$13,491.85	\$190,797.99	\$15,899.83
TI Rental Rate	\$44,791.58	\$3,732.63	\$44,791.58	\$3,732.63	\$0.00	\$0.00
Base Operating Cost Rate	\$43,263.27	\$3,605.27	\$43,263.27	\$3,605.27	\$31,093.80	\$2,591.15
Full Service Rent	\$260,679.05	\$21,723.25	\$249,957.05	\$20,829.75	\$221,891.79	\$18,490.98

Rent checks shall be payable to:

Nogales Imperial, LLC
 12675 Danielson Court, Suite 414
 Poway, CA 92064”

Paragraph 4 is hereby deleted in its entirety.

INITIALS: PE & AM
 LESSOR & GOV'T