

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE 8/29/2011
	TO LEASE NO. GS-09B-02726	

ADDRESS OF PREMISES: 1769 West University Drive, Suite 175-176, Tempe, AZ 85281-3249

THIS AGREEMENT, made and entered into this date by and between PS Business Parks, Inc.

whose address is 701 Western Ave., Glendale, CA 91201-2349

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

WHEREAS, the parties for the considerations hereinafter covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

Paragraphs 4, 9, 10, and 24 are deleted in their entirety and replaced with the following:

See Attached

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

BY: PS Business Parks, Inc

Signature

Vice President

Title

Doro Vears

Printed Name

Witnessed in the presence of

Chandra Caithen

Signature

Chandra Caithen

Printed Name

City, State, Zip

UNITED STATES OF AMERICA

General Services Administration

Jessica Escobedo

Jessica Escobedo

Contracting Officer

(Official Title)

Supplemental Lease Agreement No. 1
LAZ02726
1769 W. University Drive
Tempe, AZ 85281-3249

4.) The Government may terminate this lease in whole or in part effective at any time on or after July 31, 2016 by giving at least 90 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

9.) **TO HAVE AND TO HOLD** the Premises with their appurtenances for the term beginning August 1, 2011 thru July 31, 2021 as complete and ready for occupancy through the following 10 years, 5 years firm term in accordance with the Paragraph entitled "Acceptance of Space" herein, subject to termination rights may be hereinafter set forth.

10.) The Government shall pay the Lessor annual rent as follows:

For months 1 through 60, annual rent of \$107,374.89 at the rate of \$8,947.91 per month in arrears:

	Annual Rent	Monthly Rent
Shell Rent	\$54,223.00	\$4,518.58
Operating Expenses	\$47,382.56	\$3,948.55
Tenant Improvements	\$5,769.33	\$480.78
Full Service Rent	\$107,374.89	\$8,947.91

-For months 61 through 120, annual rent of \$114,118.56 at the rate of \$9,509.88 per month in arrears:

	Annual Rent	Monthly Rent
Shell Rent	\$66,736.00	\$5,561.33
Operating Expenses	\$47,382.56	\$3,948.55
Tenant Improvements	\$0.00	\$0.00
Full Service Rent	\$114,118.56	\$9,509.88

- Rent for a lesser period shall be prorated. Rent shall be payable to:

PS Business Parks, Inc.
701 Western Avenue
Glendale, CA 91201-2349

24.) The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 10 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$8,947.88 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent

Second Month's Rental Payment \$8,947.88 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

Gov't Initials _____

Lessor Initials: _____

