

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT No. 1

DATE 5-19-2011

TO LEASE NO. GS-09B-02318

ADDRESS OF PREMISES 55 South Market Street,
San Jose, CA 95113

THIS AGREEMENT made and entered into this date by and between:
CoreSite Real Estate 55 S. Market Street, L.L.C. f/k/a Carlyle Market Post Tower II L.L.C.

Whose address is 1050 17th Street, Suite 800
Denver, CO 80265

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows: to establish the square footage and the annual rent, and to provide for annual Seismic evaluation.

Paragraphs 1, 10 and 12 of the Lease are hereby deleted in their entirety and the following substituted therefore:
Paragraph 28 has been added.

"1. The Lessor hereby leases to the Government the following described premises:
120,000 rentable square feet, yielding 104,340 ANSI/BOMA Office Area square feet and related space located on Floors 1, 2, 4, 5, 6, 7 and 8 as depicted on the attached floor plans, Exhibit "A" pages 1 through 7, together with 33 structured onsite parking spaces located on Levels P3 and P4 as depicted on the attached floor plans, Exhibit "B" pages 1 through 2. at the Market Post Tower, 55 South Market Street, San Jose, CA 95113, the Premises, to be used for such purposes as determined by the General Services Administration. The thirty three (33) structured onsite parking spaces have been made available to the Government prior to execution of this Supplemental Lease Agreement and included in this SLA Number 1 for Lease Number GS-09B-02318."

Continued on Sheet NO.1

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 above date.

LESSOR: CoreSite Real Estate 55 S. Market Street, L.L.C. f/k/a Carlyle Market Post Tower II L.L.C

BY [Signature]
(Signature)

SVP + General Counsel
(Title)

IN THE PRESENCE OF (witnessed by:)

Annam Clark
(Signature)

1050 17th Street, Ste 800 Denver, CO
(Address) 80265

UNITED STATES OF AMERICA

BY [Signature]
Deana Morad
Contracting Officer
US General Services Administration

SHEET NO. 1 ATTACHED HERETO AND MADE A PART OF SUPPLEMENTAL LEASE AGREEMENT NO.1
OF THE LEASE NO. GS-09B-02318

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

- For months 1 through 6, free rent.
- For months 7 through 96, annual rent of \$3,657,600.00 at the rate of \$304,800.00 per month in arrears.
(Rent per rentable square foot per year: full service = \$30.48; shall rent =\$18.3812)
- For months 97 through 120, annual rent of 3,657,600.00 at the rate of \$304,800.00 per month in arrears.
(Rent per rentable square foot per year: full service= \$30.48; shall rent= \$22.8788)

The aforementioned rent is in addition to annual operating cost escalation and tax adjustments.

Rent for lesser period shall be prorated. Rent checks shall be payable to:

CoreSite Real Estate 55 S Market Street, L.L.C.
1740 Collection Center Drive
Chicago, IL 60693."

"12. **Tax Adjustment:** Pursuant to Paragraph 3.7 of the SFO, "Tax Adjustment FSAM 552.270-24", for purposes of tax escalation, the Government occupies 120,000/306,354 rentable square feet (39.17%).

"28. The Lessor shall provide as part of the rental consideration an annual Seismic evaluation produced by a certified Structural engineer for the entire building located at 55 South Market Street and shall produce a structural report. Copy of the stamped report shall be provided to the Government at the request of the Contracting Officer."

Initials: ASW & JW
Lessor Gov