

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. <b>1</b>	TO LEASE NO. <b>GS-09B-02660</b>	DATE <b>12/1/11</b>	PAGE <b>1 of 2</b>
ADDRESS OF PREMISES <b>55 South Market, Suite 1550 , San Jose, CA 95113-2327</b>			

**THIS AGREEMENT**, made and entered into this date by and between

**CORESITE REAL ESTATE 55 S. MARKET STREET, L.L.C.**

whose address is

**1050 SEVENTEENTH ST,  
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 to issue a Notice to Proceed; incorporate and order Tenant Improvements which exceed the tenant improvement allowance; and provide for Lump Sum Payment of the tenant improvement costs which exceed the tenant improvement allowance and provide for Lump Sum Payment for the Security cost.

**THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

**Paragraphs 26, 27, 28, 29 and 30 are hereby added:**

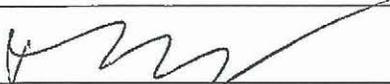
**"26. NOTICE TO PROCEED**

Following a Government review of the submitted cost proposal, the Government has determined that the bid submitted is fair and reasonable and a Notice to Proceed is hereby issued for the construction of Tenant Improvements, as identified herein, at a total cost not to exceed \$379,031.00, inclusive of all management and architectural fees."

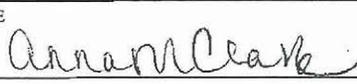
"27. The total cost for Tenant Improvements in the amount of \$379,031.00 exceeds the tenant improvement allowance of \$336,109.48, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$42,921.52. The Lessor shall construct all Tenant Improvements in accordance with Paragraph 3.3, "Tenant Improvements Included in Offer" of the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$42,921.52 pursuant to Paragraph 28, herein.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

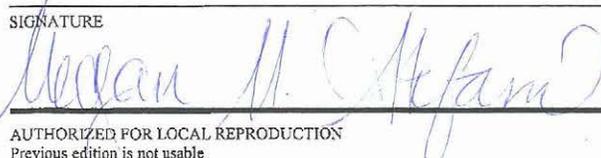
**LESSOR**

SIGNATURE 	NAME OF SIGNER <b>Thomas M. Ray</b>
ADDRESS <b>1050 17th Street, Denver CO 80265</b>	

**IN PRESENCE OF**

SIGNATURE 	NAME OF SIGNER <b>Anna Clark</b>
ADDRESS <b>1050 17th Street, Denver CO 80265</b>	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER <b>Megan M. Stefani</b>
	OFFICIAL TITLE OF SIGNER <b>Contracting officer</b>

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