GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 01		
LEASE AMENDMENT	TO LEASE NO. GS-09B-03016		
ADDRESS OF PREMISES 4750 N ORACLE ROAD, SUITE 210 TUCON, AZ 85705-1676	PDN Number:		

THIS AMENDMENT is made and entered into between ORACLE OFFICE PARK ASSOCIATES, LLC.

whose address is:

4750 N. Oracle Road

Suite 210

Tucson, AZ 85705-1676

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 beneficial occupancy, adjust the annual rent and establish an actual date for 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 <u>December 16, 2013</u> as follows:

I. LEASE TERM

To Have and To Hold the said Premises with their appurtenances beginning December 16, 2013 and continuing through December 15, 2023 in accordance with the Paragraph entitled "Acceptance of Space" herein, subject to termination rights as may be hereinafter set forth.

This Lease Amendment contains 2 pages.

All other terms IN WITNESS		ain in force and effec ir names as of the be	- -
FOR THE LES	3	FOR TH	
Signature: Name:	Managing Member	Signaturi Name:	
Title: Entity Name:	Oracle Office Park Associates, LLC	Title:	GSA, Public Buildings Service,
Date:	12/23/2013	Date:	

WITNESSE		
Signature: Name:		
Title:	торону тапады	
Date:	12/23/2013	

II. RENT AND OTHER CONSIDERATION (AUG 2011)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	RENTAL RATE (MONTHS 1-3)		RENTAL RATE (MONTHS 4-36)		RENTAL RATE (MONTHS 37-60)		RENTAL RATE (MONTHS 61-120)	
	ANNUAL RATE/RSF	ANNUAL RATE	ANNUAL RATE/RSF	ANNUAL RATE	ANNUAL RATE/RSF	ANNUAL RATE	ANNUAL RATE/RSF	ANNUAL RATE
SHELL RENT	\$0.00	\$0.00	\$15.16	\$153,388.88	\$15.16	\$153,388.88	\$18.371706	\$185,884.92
TENANT IMPROVEMENTS RENT ¹	\$.051802		\$.051802		\$0.00	\$0.00	\$0.00	\$0.00
OPERATING COSTS	\$0.00	\$0.00	\$6.251374	\$63,251.40	\$6.25137 <u>4</u>	\$ 63,251.40	\$6.251374	\$ 63,251.40
Building Specific Security ²	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$.051802	\$524.13	\$21,463176	\$217,164.41	\$21.411374	\$216,640.28	\$24.623080	\$249,136.32

¹The Tenant Improvement Allowance is amortized at a rate of 6.5 percent per annum over 3 years.

III. TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time on or after December 16, 2016 by providing not less than 60 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

IV. TENANT IMPROVEMENTS NOTICE TO PROCEED

Pursuant to Paragraph 4.04 TENANT IMPROVEMENTS PRICING REQUIREMENTS (AUG 2011) of the lease, the Government has reviewed the Lessor's TI cost proposal to increase the height of the fence surrounding the parking lot and has determined that it is fair and reasonable. This represents your Notice to Proceed (NTP) with the construction of the TIs in an amount not to exceed . The amount of is to be amortized into the rent as Tenant Improvements at a rate of 6.5 % over 3 years (as referenced in Paragraph 1.08. The fence work shall be completed no later than January 10, 2014. In addition to the TI's, the Lessor has agreed to repaint, re-carpet and replace the vinyl tile in the leased space at no cost to the Government. No additional payments for Tenant Improvements shall be paid unless they are through a change order approved by the Contracting Officer with a Supplemental Lease Agreement.

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IITIALS: LESSOR

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²Rates may be rounded.