

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. LCO14898

ADDRESS OF PREMISES 10025 WESTMOOR DR, BLDG 6, RM 200, BROOMFIELD, CO 80021-2702

THIS AGREEMENT made and entered into this date by and between KBS SOR WESTMOOR CENTER LLC

whose address is 620 NEWPORT CENTER DR, STE 1300, NEWPORT BEACH, CA 92660-8013

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

WHEREAS, the parties hereto desire to amend the above Lease perform core drill work from the 2nd floor telecom room into the 1st floor demarc for the purpose of running fiber optic cable.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 14, 2016, as follows:

Paragraph 2 is hereby incorporated into the Lease:

"2. The Lessor agrees to provide and be reimbursed for labor, materials, supervision, and permits necessary to complete the conference room build out in Department of Transportation space. The Scope of Work shall include installation of installation of 4 x 4 fire resistant plywood backboard 3/4" thick on the east wall in the second floor building telecom room. Plywood shall be mounted to the wall between the 2" metal conduit and the vertical grounding bar. A pull cord will also be installed in the core drill between the 1st floor demarc and the 2nd floor telecom room to facilitate a fiber optic cable run. Changes to the scope of work must be approved by the Contracting Officer. Upon completion of said work to the reasonable satisfaction of the Government, not to be unreasonably withheld or delayed, the Government agrees to pay the Lessor a lump sum not to exceed \$450.00.

Reimbursement to the Lessor will be made upon completion of the work and acceptance of the work by the GSA Contracting Officer and upon receipt of an itemized invoice from the Lessor. Approval by the GSA Contracting Officer shall occur within ten (10) days of completion of the work. In no event shall the Government make payment prior to the completion of said work.

The vendor receiving payment shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN # PS0035531. Invoices submitted without the PDN are immediately returned to the vendor. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy of the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth, Texas 76102."

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 L [REDACTED]
Signature: [REDACTED]
Name: Lori Moriarty, SREM
Title: Acting agent for KBS SOR Westmoor
Entity N: Center, LLC. on behalf of CBRE, Inc.
Date: 7-18-16

FOR [REDACTED]
Sign [REDACTED]
Name: ~~SREME~~ ~~REAR~~
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/19/16

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Sarah Martinez
Title: RESA
Date: 7/19/16