GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT		TO LEASE NO. GS-08P-LUT14823	

THIS AMENDMENT is made and entered into between: Boyer Washington Boulevard Associates II, LTD

whose address is: 90 South 400 West, Suite 200, Salt Lake City, UT 84101-1365, 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 release first floor space (2,774 ABOA, 3,206 RSF).

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 November 26, 2014 as follows:

Paragraphs 1.01 A and B, 1.03 first section, and 1.06 are hereby deleted and replaced with the following:

- "A. Office and Related Space: 32,209 rentable square feet (RSF), yielding 27,874 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the floor(s) 2, 3 and 5, of the Ogden City Centre Building. The space is accepted "as-is". All references in this lease document to tenant improvements are meant to provide a basis for any alterations going forward during the lease term."
- B. Common Area Factor is corrected to 1.1555.

This Lease Amendment contains pages

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.

ignature: lame: itle: iSA, Public Buildings Service, pate:

WITNESSED FOR THE LESSOR BY:

Signature:

Name: 13. Greg Gardner

Title: Project Manager

Date: Sept. 30, 2014

RENT AND OTHER CONSIDERATIONS (SEP 2013) "1.03

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$474,509.79	\$474,509.79
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$ 0.00
OPERATING COSTS ³	\$ 169,241.20	\$ 169,241.20
REAL ESTATE TAXES ⁴	\$ 44,947.19	\$ 44,947.19
PARKING ⁵	INCLUDED IN SHELL	INCLUDED IN SHELL
TOTAL ANNUAL RENT	\$688,698.18	\$688,698.18

Shell rent calculation:

Shell rent calculation:

(Firm Term) \$21.38 per RSF multiplied by 32,209 RSF

(Non Firm Term) \$21.38 per RSF multiplied by 32,209 RSF

*The Tenant Improvement Allowance of \$XX is amortized at a rate of X percent per annum over XX years. Not Applicable

*Operating Costs rent calculation: \$5.25 per RSF multiplied by 32,209 RSF

*Real Estate Taxes of \$1.40 per RSF multiplied by 32,209 RSF

*Parking costs described under sub-paragraph H below"

1.06 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 55.45 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 32,209 RSF by the total Building space of 58,084 RSF.

INITIALS:

Lease Amendment Form 12/12