

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-08P-LUT14899
ADDRESS OF PREMISES 111 MAIN STREET SALT LAKE CITY, UTAH 84111	PDN Number: N/A

THIS AMENDMENT is made and entered into between 111 Main, LLC

whose address is: 51 S. Main Street, Suite 301
Salt Lake City, UT 84111-7502

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

WHEREAS, the parties hereto desire to provide for the additional of fourteen (14) unreserved parking spaces.

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 upon execution by the Government as follows:


Section 1.03 RENT AND OTHER CONSIDERATION Subpart A is hereby deleted and replaced with the following:

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

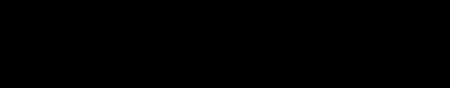
This Lease Amendment contains 2 pages.

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.

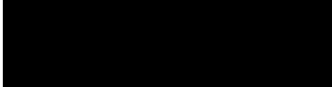
FOR THE LESSOR:

Signature: 
Name: Gary D. Chaston
Title: Director, Utah Asset Management
Entity Name: 111 Main, LLC
Date: May 30, 2018

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5/31/18

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: David E. Horne
Title: Portfolio Manager
Date: May 30 2018

	FIRM TERM YEARS 1-5	FIRM TERM YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	1,938,072.23	\$2,302,032.00
TENANT IMPROVEMENTS RENT ²	0.00	0.00
OPERATING COSTS ³	\$301,968.95	\$295,892.49*
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	0.00	0.00
ANTENNA ⁵	\$4,200.00	\$4,200.00
EFFECTIVE 6/1/18 – 5/31/20 SENATE PARKING	19,320.00	
TOTAL ANNUAL RENT	2,263,561.18	2,602,124.49

¹Shell rent calculation:

(Firm Term, years 1-5) \$31.241593 per RSF multiplied by 62,035 RSF

(Firm Term, years 6-10) \$37.1086 per RSF multiplied by 62,035 RSF

²The Tenant Improvement Allowance \$2,228,941.79 is provided at no cost to the Government. The full Tenant Improvement Allowance, per section 1.08 of this Lease, is \$44.4030 per ABOA SF, which the Government has full access to in building out the Tenant Improvements. The full Tenant Improvement Allowance is being giving free of charge to the Government as a rental concession, thus \$0.00 per ABOA SF is being amortized as part of the rental consideration

Outside the Tenant Improvement and Building Specific Amortized Capital allowance, and additional \$620,350.00 will be provided at no cost to the Government to cover the cost for raised floor, soffits, and Mekko Shades in core and shell build out costs

³Operating Costs rent calculation: \$4.769767 per RSF multiplied by 62,035 RSF * subject to escalation

⁴Building Specific Amortized Capital (BSAC) of \$1,254,950.00 is provided at no cost to the Government. The full BSAC amount per section 1.11 of this Lease, is \$25.00 per ABOA SF, which the Government has full access to in building out the build specific security requirements. The BSAC is being given free of charge to the Government as a rental concession, thus, \$0.00 per ABOA SF is being amortized as part of the rental consideration.

⁵ANTENNA COST IS \$350.00 PER MONTH

⁶SENATE PARKING COST \$115 PER SPACE/MONTH X 14 SPACES

Senate Parking: The 14 parking spaces are provided effective June 1, 2018 to May 31, 2020 (two years) subject to Lessor and Government termination rights. The Lessor and Government may terminate the parking in part or in whole upon ninety (90) days written notice to the other party. Said notice shall begin the day following the date of the correspondence. Parking is located at 150 E. Social Hall Avenue.

INITIALS:


LESSOR

&


GOVT