

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 1	DATE: October 24, 2016
	TO LEASE NO. GS-08P-14848	

ADDRESS OF PREMISES 5445 DTC Parkway, Greenwood Village, CO 80111

THIS AGREEMENT, made and entered into this date by and between: CSHV DENVER TECH CENTER, LLC,
whose address is: 7667 Folsom Blvd, Sacramento, CA 95826

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 adjust the rental schedule and add tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective November 4, 2016

PARAGRAPH 1.03 (A) RENT AND OTHER CONSIDERATIONS IS HEREBY DELETED IN ITS ENTIRTEY AND REPLACED WITH THE FOLLOWING:

"Rental Schedule: The Government shall pay Lessor annual rent in monthly installments in arrears as follows:

Date	Shell*	Operating**	Taxes***	TI****	Total Annual Rent
11/04/2015- 11/03/2016	\$ 605,140.04	\$ 232,660.81	\$ 153,874.24	\$ -	\$ 991,675.09
11/04/2016- 11/03/2020	\$ 605,140.04	\$ 232,660.81	\$ 153,874.24	\$ 86,720.13	\$ 1,078,395.22
11/04/2020- 11/03/2025	\$ 817,087.01	\$ 232,660.81	\$ 153,874.24	\$ -	\$ 1,203,622.06

* Shell rent calculations:

(Firm Term) \$16.36 per RSF multiplied by 36,989 RSF

(Non-Firm Term) \$22.09 per RSF multiplied by 36,989 RSF

** Operating costs calculation: \$6.29 multiplied by 36,989 RSF

*** Tax calculation: \$4.16 multiplied by 36,989 RSF

**** TI calculation: Tis came to \$301,787.52 amortized at 7% over 48 months remaining in the firm term

Parking costs are described in sub paragraph H below "

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 above date.

LESSOR: CSHV [Redacted]
 BY [Redacted] (Title) *Authorized Signatory* (Date) *4/19/2017*
 IN PRESENCE OF [Redacted]
 (Signature) [Redacted] (Address) [Redacted] (Date) *4/19/17*

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY [Redacted] (Date) *4/27/14*
 (Signature) [Redacted]

LEASE CONTRACTING OFFICER,
GSA, PUBLIC BUILDING SERVICES
 (Official Title)