

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 12
	TO LEASE NO. LCO14643
ADDRESS OF PREMISES: Oakridge Building, 1201 Oak Ridge Dr, Fort Collins, CO 80525-5562	PDN Number: PS0033886

THIS AMENDMENT is made and entered into between: **The Carrington Company**  
whose address is:  
**627 H Street  
Eureka, CA 95501-1025**

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

**WHEREAS**, the parties hereto desire to amend the above Lease: by reconciling the [REDACTED] TI project, adjusting the full serviced rent accordingly, clarifying the 3<sup>rd</sup> floor suite numbers, and identifying the lump sum payment for the above completed TI work.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, January 1, 2016 as follows:

The following paragraph is deleted in its entirety and is replaced with the following:

**1.03 RENT AND OTHER CONSIDERATIONS:**

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

See attached Exhibit A, rent schedule.

**This Lease Amendment contains four (4) 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:**  
[REDACTED]  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: THE CARRINGTON COMPANY  
Date: 2/4/16

**FOR THE GOVERNMENT:**  
[REDACTED]  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 2/4/16

**WITNESSED FOR THE LESSOR BY:**  
[REDACTED]  
Signature: \_\_\_\_\_  
Name: Christina M. Rose  
Title: Assistant Lease Administrator  
Date: 2/4/16

Paragraph 1.01 is hereby deleted and replaced with the following clarification:

Office and Related Space: The Lessor hereby agrees an additional approximate 6,332 USF / 7,661.69 RSF or a new lease total of approximately 65,719.69 rentable square feet (RSF), yielding 54,314 ANSI/BOMA Office Area (ABOA) square feet of office and related space (based upon a Common Area Factor of 1.209995415, located on floors 1, 2 & 3 of the Oakridge Building located at 1201 Oak Ridge Drive, Fort Collins, CO.

Floor 1 ( ): Suite 100 - 8,745 usf / Suite 150 - 10,027 usf = 18,772 total usf.

Floor 2 ( ): Suite 200 - 11,453 usf / Suite 250 - 11,927 usf = 23,380 total usf.

Floor 3 ( ): Suite 320 - 5,830 usf / Suite 301 – 6,332 usf = 12,162.00 total usf. (suite numbers were switched)

Suite 320 –

Suite 301 –

The following paragraph 1.19 is hereby added:

**Cost Reconciliation**

In the Previous Lease Amendment 9, a total of \$197,191.00 was noted incorrectly, and the bid cost and actual amount is \$197,171.00 for tenant improvements was authorized which was under the Tenant Improvement Allowance of \$224,434.57 allotted for . In addition to those tenant improvements the following change orders were approved by the Government.

Description	NPS Cost Reconciliation	Cost
NTP	Initial Amount for Tenant Improvements	\$197,171.00
Change Order	HCA-001: IT Cabling – Alternate #02	
Change Order	HCA – 002: Wiring for Power Poles & Cubicles	
<b>TOTAL TENANT IMPROVEMENTS</b>		<b>\$246,779.73</b>

Therefore, the total amount of \$246,779.73, which takes into consideration the Total Tenant Improvements and change order costs, will have \$224,434.57 amortized over the remaining firm term of the lease and balance of \$22,345.16 will be paid by lump sum to the Lessor .

Upon completion, inspection, and acceptance of the construction, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$22,345.16 which consists of tenant improvement overages and change orders to date. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The Vendor receiving payment shall issue an invoice. The invoice shall include a unique invoice number and cite the following PDN Number # PS0033886, RWA # N1453083. Invoice(s) submitted without the PDN number are immediately returned to the Vendor. Invoice shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance website at [www.finance.gsa.gov](http://www.finance.gsa.gov) OR the original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration  
 FTS and PBS Payment Division (7BCP)  
 P.O. Box 17181

INITIALS:  &   
 LESSOR & GOV'T

Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Colorado Service Center  
Attn: Kristin Howes  
GSA, Rocky Mountain Region (R8)  
1 Denver Federal Center  
Building 41  
Denver, CO 80225-0546

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the Lease contract is made.

**All other terms and conditions remain in full force and effect.**

INITIALS:

  
LESSOR

&

KH  
GOV'T



**LCO14643 - Rent Schedule**

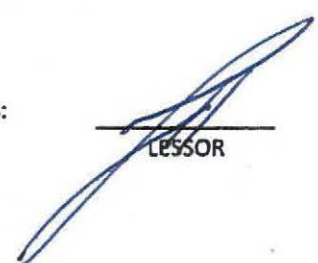
	Effective Dates	Rentable Square Feet	Shell Rent	Operating Rent	Taxes	Tenant Improvements** *	Total Annual Rent	Total Monthly Rent
	8/1/14-7/31/15	58,058.00	\$715,470.10	\$276,356.08	\$205,329.78	\$31,120.07	\$1,228,276.03	\$102,356.34
	8/1/15-9/30/15	58,058.00	\$715,470.10	\$275,508.835	\$205,329.78	\$31,120.07	\$1,227,428.79	\$102,285.73
	10/1/2015-1/1/2016	58,058.00	\$715,470.10	\$275,508.835	\$205,329.78	\$234,096.30	\$1,430,405.02	\$119,200.42
	1/1/2016 - 7/31/2024	65,719.69	\$809,887.93	\$311,866.680	\$232,426.35	\$264,412.49	\$1,618,593.45	\$134,882.79
	8/1/24-7/31/26	65,719.69	\$809,887.93	\$311,866.680	\$232,426.35	\$0.00	\$1,354,180.96	\$112,848.41

\*Operating Rent is subject to annual CPI adjustments and includes all adjustments through 8/31/15

\*\* Rates per square foot are approximate

- 1) [REDACTED] TI Allowance of \$256,144.55 is amortized at a rate of 4% for 120 months which results in an annual payment amount of \$31,120.07
- 2) [REDACTED] TI Allowance of \$1,508,337.47 is amortized at a rate of 4% for 106 months which results in an annual payment amount of \$202,976.23
- 3) [REDACTED] Expansion TI Allowance of \$224,434.57 is amortized at a rate of 3.3% for 102 months which results in an annual payment amount of \$30,316.19
- 4) Taxes are subject to adjustment per Lease paragraph 2.06

INITIALS:

  
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