

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE Lease Amendment	LEASE AMENDMENT No. 3	DATE
	TO LEASE NO. LCO14683	

ADDRESS OF PREMISES 5755 Mark Dabling Blvd.
Colorado Springs, CO 80919-2226

THIS AMENDMENT, made and entered into this date by and between,
GCCFC 2007-GG9 Colomary Facilities, LLC c/o LNR Partners, LLC

whose address is: **1601 Washington Ave. Suite 700**
Miami Beach, Florida 33139

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 reconcile the tenant improvement amount and commence the rental schedule .

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended, effective September 25, 2013 as follows:

Section 1.03 (A) is deleted in its entirety and hereby replaced with the following:

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

Year/s	Effective Dates	Shell Rent (Annual)	Operating Rent (Annual)	Taxes (Annual)	Tenant Improvements (Annual)	Total Annual Rent	Total Monthly Rent
1-10	9/25/13-9/24/23	\$223,039.58	\$72,636.88	\$23,884.12	\$13,863.41	\$333,423.99	\$27,785.33
11-14	9/25/23-9/24/27	\$257,000.00	\$72,636.88	\$23,884.12	\$0.00	\$353,521.00	\$29,460.08
15	9/25/27-3/24/28	\$257,000.00	\$72,636.88	\$23,884.12	\$0.00	\$353,521.00	\$29,460.08
15	3/25/28-9/24/28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

1. Shell rent (Firm Term) calculation: \$16.09 per RSF multiplied by 13,862 RSF
2. The Tenant Improvement Allowance of \$138,634.07 is amortized at a rate of 0 percent per annum over 10 years
3. Operating costs rent calculation: \$5.24 per RSF multiplied by 13,862 RSF. Operating Rent is subject to annual CPI adjustments
4. Gross rent for months 175 through Month 180 shall be abated. (3/25/28 – 9/24/28)

Paragraph C is deleted in its entirety and hereby replaced with the following:


"C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon the by the parties subsequent to the Lease Award Date. The Government reserves the right to pay some or all of the TI balance once the final change orders are reconciled."

All other terms and conditions of the Lease shall remain in force and in effect.
 IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

GCCFC 2007-GG9 COLOMARY FACILITIES,
LLC, a Delaware limited liability company

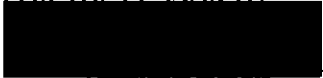
By: LNR Partners, LLC, a Florida limited liability
company,

By: 
Signature: _____
Name: Steven D. Ferreira
Title: Vice President
Date: 1/15/15

FOR THE GOVERNMENT:


Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 1/20/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: John. Ross
Date: 1/15/15