

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL60529
<b>ADDRESS OF PREMISES</b> 1685 Dunn Avenue North Jacksonville, FL 32218-4735	PDN Number:

**THIS AMENDMENT** is made and entered into between UIRC-GSA Jacksonville, LLC,  
 whose address is: 4201 West 36<sup>th</sup> Street, Chicago, IL, 60632-3800

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 start the term, start shell and operating costs, and increase the square footage.

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 March 1, 2018 as follows:

A. Page one of the lease is hereby amended as follows:

To Have and To Hold the said Premises with its appurtenances for the term beginning upon March 1, 2018 of the Premises as required by this Lease and continuing for a period of **10 Years, 5 Years Firm, through February 28, 2028**, subject to termination and renewal rights as may be hereinafter set forth.

B. Paragraph 1.01 of the lease is hereby amended as follows:

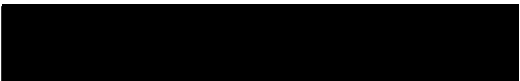
A. Office and Related Space: **11,564** rentable square feet (RSF), yielding **11,227** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor(s) and known as Suite(s) **NA**, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.


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:**

**FOR THE GOVERNMENT:**

Signature:   
 Name: Edward Rutledge  
 Title: VP  
 Entity Name: UIRC-GSA Jacksonville, LLC  
 Date: 3/6/18

Signature:   
 Name: Dennis Thompson  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 3/6/18

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: DAVID PELUSO  
 Title: VP  
 Date: 3/6/18

C. Paragraph 1.03 of the lease is hereby amended as follows:

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$181,554.80	\$181,554.80
OPERATING COSTS <sup>3</sup>	\$84,417.20	\$ 84,417.20
<b>TOTAL ANNUAL RENT</b>	<b>\$265,972.00</b>	<b>\$265,972.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$15.70 per RSF multiplied by 11,564 RSF

(Non Firm Term) \$15.70 per RSF multiplied by 11,564 RSF

<sup>2</sup>Tenant Improvements of \$456,532.48 are amortized at a rate of 8 per cent per annum over 5 years. Once the tenant improvements are complete, inspected, and approved by GSA, a lease amendment will be executed to add the Tenant Improvement Rent back into the lease for the remaining firm term

<sup>3</sup>Operating Costs rent calculation: \$7.30 per RSF multiplied by 11,564 RSF

BSAC costs of \$56,135 are amortized at a rate of 8 per cent per annum over 5 years. Once the BSAC Improvements are complete, inspected, and approved by GSA, a lease amendment will be executed to add the BSAC Rent back into the lease for the remaining firm term.


<sup>5</sup>Parking costs described under sub-paragraph I below

D. Paragraph 1.12 of the lease is deleted in its entirety and replaced with the following:


**1.12 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 100 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 11,564 RSF by the total Building space of 11,564 RSF.

INITIALS:

  
LESSOR

&

  
GOV'T