| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | LEASE AMENDMENT No. 1 | | |
|---|---------------------------|--|--|
| | TO LEASE NO. GS-04B-62428 | | |
| LEASE AMENDMENT | | | |
| ADDRESS OF PREMISES | PDN Number: | | |
| 200 South College Street | | | |
| Charlotte, NC 28202-2012 | | | |

THIS AMENDMENT is made and entered into between CIM Urban Reit Properties VIII LP

whose address is: 6922 Hollywood Blvd 9th Floor Los Angeles, CA 90028-6117 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended:

Effective May 7, 2013 as follows the Lessor hereby leases to the Government 26,391 rentable square feet (RSF) of office and related space, yielding 24,561 ANSI/BOMA office area of space.

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

| TERM | RSF | SHELL RENT | OPERATING RENT | TENANT IMPROVEMENTS | PARKING | ANNUAL RENT | PRSF RATE | PUSF RATE |
|---------------------------|--------|---------------|-------------------|------------------------|-------------|----------------|--------------|--------------|
| 05/07/2013- 09/07/2013 | 26,391 | \$413,283.06 | \$160,721.19 | \$0.00 | \$25,200.00 | \$599,204.25 | \$22.70 | \$24.51 |

Upon completion and acceptance of tenant improvements, the Lessor will lease to the Government a total of 33,923 rentable square feet (RSF) of office and related space, yielding 31,278 ANSI/BOMA office area square feet (ABOASF) of space and twelve (12) onsite parking spaces at the rate of \$22.70 prsf (exclusive of tenant improvement costs).

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 LE | SSOR: | FOR THE GOVERNMENT: |
|--|--|---|
| Signature: Name: Title: Entity Name: Date: | Terry Walesoner Vice President CIM Urban REIT Properties VIII UP 5/8/2013 | Signature: Name: Title: Lease Contracting Officer GSA, Public Buildings Service, Date:5/14/13 |

WITNESSED FOR THE LESSOR BY:

| Signature: | |
|------------|--------------------------|
| Name: | anren Maddox |
| Title: | Administrative Assistant |
| Date: | 58 2013 |

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| TERM | RSF | SHELL RENT | OPERATING RENT | TENANT IMPROVEMENTS | PARKING | ANNUAL RENT | PRSF RATE | PUSF RATE |
|---------------|--------|---------------|-------------------|------------------------|-------------|----------------|--------------|--------------|
| Years 1-5 | 33,923 | \$531,234.18 | \$206,591.07 | \$320,154.83* | \$25,200.00 | \$1,083,180.08 | \$31.93 | \$34.48 |
| Years 6-10 | 33,923 | \$692,368.43 | \$206,591.07 | \$0.00* | \$25,200.00 | \$924,159.50 | \$27.24 | \$29.42 |

*The rental set forth in Paragraph 1 of this lease amendment does not include tenant improvement costs. Upon completion of the tenant improvements, the actual cost of said tenant improvements shall be reconciled and the rent will be adjusted accordingly.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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

INITIALS: &

Lease Amendment Form 12/12