

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04B-62428
ADDRESS OF PREMISES 200 South College Street Charlotte, NC 28202-2012	PDN Number:

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 September 6, 2013:

The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements and issues a Notice to Proceed for Tenant Improvements in the amount of \$477,997.86. In accordance with the lease paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$477,997.86 shall be amortized through the rent over 60 months at 8%, and is included in the annual rent payment identified in Paragraph 3 of the lease. Per paragraph 7 of the lease, the Lessor shall complete Tenant Improvements within 120 working days of receiving the Notice to Proceed from the Government. Any deviations from the Scope of Work (SOW) and the approved DIDs (Design Intent Drawings) will not be permitted unless prior written authorization is obtained from the GSA Contracting officer.

Upon completion, inspection, and acceptance of the space by the Contracting Officer, a Lease Amendment will be drafted to consolidate any additional TI costs, to finalize rent payments, and to establish beneficial occupancy.

The Lessor hereby waives restoration as a result of all improvements.

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 have hereunto set their hands and seals as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Vice President
 Entity Name: CIM Urban Reit Properties VIII LP
 Date: 9/25/13

Signature: _____
 Name: Heather Diskell
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 10/21/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: RACHEL BARKL
 Title: CONTRACT ADMINISTRATOR
 Date: 9/25/13

Effective September 8, 2013:

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
09/08/2013-12/07/2013	26,391	\$413,283.08	\$160,721.19	\$0.00	\$25,200.00	\$699,204.25	\$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).


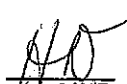
TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
Years 1-5	33,923	\$531,234.18	\$206,691.07	\$320,154.83*	\$25,200.00	\$1,083,180.08	\$31.93	\$34.48
Years 6-10	33,923	\$692,368.43	\$206,691.07	\$0.00*	\$25,200.00	\$924,159.50	\$27.24	\$29.42

*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:


LESSOR & 
GOV'T