

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-04P-LNC62428
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 March 28, 2014

The Lessor hereby leases 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. The [REDACTED] occupies 6,222 RSF yielding 5,737 ANSI/BOMA office area square feet (ABOASF) and 0 parking spaces and [REDACTED] occupies 27,701 RSF yielding 25,541 ANSI/BOMA office area square feet (ABOASF) and 12 parking spaces.

- Paragraph 1.11 of the lease is hereby amended as follows:
 As of the date of acceptance of Tenant improvements, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **6.12** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **33,923** RSF by the total Building space of **553,056** RSF.
- In accordance with the lease paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the new total amount of **\$582,512.91** shall be amortized through the rent over 60 months at 9%, and is included in the annual rent payment identified in Paragraph 3 of the lease.

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:

CIM Urban REIT Properties VIII, L.P.,
 a Delaware limited partnership

by: CIM Urban
 a Delaware
 its general

by: _____

Signature: _____
 Name: Heather Driskell
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 9/10/2014

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: PACHEL EARLE
 Title: Contact Manager
 Date: 9/4/14



TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
05/07/2013-03/27/2014	26,391	\$413,283.06	\$160,721.19	\$0.00	\$25,200.00	\$599,204.25	\$22.70 (rounded)	\$24.51 (rounded)

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
03/28/2014-05/06/2018	6,222	\$97,436.52	\$37,891.98	\$27,929.88	\$0.00	\$ 163,258.38	\$26.24 (rounded)	\$28.46 (rounded)
03/28/2014-05/06/2018	27,701	\$433,797.66	\$168,699.09	\$117,174.24	\$25,200.00	\$ 744,870.99	\$26.89 (rounded)	\$29.16 (rounded)
	33,923	\$531,234.18	\$ 206,591.07	\$145,104.12	\$25,200.00	\$ 908,129.37	\$26.77 (rounded)	\$29.03 (rounded)

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
05/07/2018-03/27/2019	6,222	\$ 126,991.02	\$37,891.98	\$27,929.88	\$0.00	\$192,812.88	\$30.99 (rounded)	\$33.61 (rounded)
05/07/2018-03/27/2019	27,701	\$ 565,377.41	\$168,699.09	\$117,174.24	\$25,200.00	\$876,450.74	\$31.64 (rounded)	\$34.32 (rounded)
	33,923	\$692,368.43	\$206,591.07	\$145,104.12	\$25,200.00	\$1,069,263.62	\$31.52 (rounded)	\$34.19 (rounded)

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
03/28/2019-05/06/2023	6,222	\$ 126,991.02	\$37,891.98	\$0.00	\$0.00	\$164,883.00	\$26.50 (rounded)	\$28.74 (rounded)
03/28/2019-05/06/2023	27,701	\$ 565,377.41	\$168,699.09	\$0.00	\$25,200.00	\$759,276.50	\$27.41 (rounded)	\$29.73 (rounded)
	33,923	\$692,368.43	\$206,591.07	\$0.00	\$25,200.00	\$924,159.50	\$27.24 (rounded)	\$29.55 (rounded)

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".

INITIALS:  LESSOR &  GOVT