

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	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: 4700 Wilshire Blvd, Los Angeles, CA 90010-3853
 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 redistribute the parking. [REDACTED] will now have one space and the [REDACTED] will have 11 spaces. The rent schedule on page two and lease breakout on page one are updated accordingly below.

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

Effective September 1, 2015

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 1 parking spaces and [REDACTED] occupies 27,701 RSF yielding 25,541 ANSI/BOMA office area square feet (ABOASF) and 11 parking spaces.

1. 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 **6.134** 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.

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:

CIM Urban REIT Properties VIII, L.P.
 A Delaware Limited Partnership

By: CIM Urban RE [REDACTED]
 a Delaware Limited
 general partner

Signature: _____
 Name: _____
 Title: _____
 Entity Name: _____
 Date: 9/14/15

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 10/13/15

WITNESS:

Signature: _____
 Name: WILLIAM DORRIS
 Title: SR. LEASE ADMINISTRATOR
 Date: 9/9/15



TERM	RSF	SHELL RENT	OPERATING RENT*	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
9/1/2015-05/06/2018	6,222	\$97,436.52	\$38,317.49	\$27,929.88	\$2,100.00	\$ 165,783.89	\$26.64 (rounded)	\$28.90 (rounded)
9/1/2015-05/06/2018	27,701	\$433,797.66	\$170,593.51	\$117,174.24	\$23,100.00	\$ 744,665.41	\$26.88 (rounded)	\$29.16 (rounded)
	33,923	\$531,234.18	\$ 208,911.00	\$145,104.12	\$25,200.00	\$ 910,449.30	\$26.84 (rounded)	\$29.11 (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	\$38,317.49	\$27,929.88	\$2,100.00	\$195,338.39	\$31.39 (rounded)	\$34.05 (rounded)
05/07/2018-03/27/2019	27,701	\$ 565,377.41	\$170,593.51	\$117,174.24	\$23,100.00	\$876,245.16	\$31.63 (rounded)	\$34.31 (rounded)
	33,923	\$692,368.43	\$ 208,911.00	\$145,104.12	\$25,200.00	\$1,071,583.55	\$31.59 (rounded)	\$34.26 (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	\$38,317.49	\$0.00	\$2,100.00	\$167,408.51	\$26.91 (rounded)	\$29.18 (rounded)
03/28/2019-05/06/2023	27,701	\$ 565,377.41	\$170,593.51	\$0.00	\$23,100.00	\$759,070.92	\$27.40 (rounded)	\$29.71 (rounded)
	33,923	\$692,368.43	\$ 208,911.00	\$0.00	\$25,200.00	\$926,479.43	\$27.31 (rounded)	\$29.62 (rounded)

* Operating rent shown above is inclusive of the 2015 CPI escalations

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