

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
LEASE AMENDMENT	TO LEASE NO. GS-08P-LUT00118
ADDRESS OF PREMISES Wells Fargo Center 299 S. Main Street Salt Lake City, UT 84111	PDN Number: PS0039703

THIS AMENDMENT is made and entered into between

WASATCH PLAZA HOLDINGS, LLC

whose address is: 595 S. RIVERWOODS PKWY., SUITE 400  
LOGAN, UT 84321-6845

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon the full execution of this amendment as follows:

- 1.) To revise the method of payment of the total TI costs; and
- 2.) All other terms and conditions remain in full force and effect.


See Attached

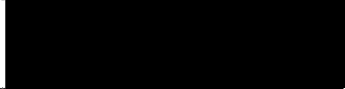
This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature:   
Name: John Dahlstrom  
Title: Executive Vice President  
Entity Name: Wasatch Plaza Holdings, LLC  
Date: 12/13/17

Signature:   
Name: Lincoln Kwan  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 12/13/17

WITNESSED FOR THE LESSOR BY:

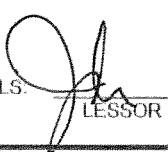

Signature:   
Name: Andrea Burdette  
Title: Office Manager  
Date: 12/11/17

- 1.) Per paragraph 1.06, TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016), as stated in the Lease, the Government has elected to revise the method of payment of the total Tenant Improvement (TI) costs as follows:

The Government shall pay for the total TI cost by a lump-sum payment of \$238,608.42. The remaining balance of \$320,475.73 [(\$555,630.15 (Total TI Cost) + [REDACTED] (Change Order 1) = \$559,084.15) – \$238,608.42 (lump-sum payment) = \$320,475.73] shall be amortized over the firm term of the lease and more specifically the first ten (10) years of the term at an interest rate of 6.00%.

Upon the completion of the TI construction and the acceptance of the space by the Government, the subsequent space Acceptance Lease Amendment, with the exact amount of the lump-sum payment, will be determined by the Government. The subsequent space Acceptance Lease Amendment shall include the terms and amounts of the scheduled total rent, including the breakdown of the annual Shell Rent amount, the annual Operating Cost amount (plus CPI adjustments), and the amount of the total Tenant Improvement Cost. Lessor may then submit for the lump-sum-payment.

- 2.) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:  LESSOR &  GOV'T