

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 8
	TO LEASE NO. GS-08P-LUT14899
ADDRESS OF PREMISES 111 MAIN STREET SALT LAKE CITY, UTAH 84111	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between 111 Main, LLC

whose address is: 51 S. Main Street, Suite 301  
Salt Lake City, UT 84111-7502

Hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to provide for the addition of one (1) unreserved parking space.

**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 execution by the Government as follows:

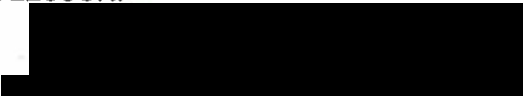
Section 1.03 RENT AND OTHER CONSIDERATION Subpart A is amended to include one additional parking space:

- A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:


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:**

Signature:   
 Name: Gary D. Chaston  
 Title: Senior Manager  
 Entity Name: 111 Main LLC  
 Date: Oct 24, 2018

**FOR THE GOVERNMENT:**

Signature:   
 Name: Tamara R. Fitzhugh  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: 10/31/18

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: David R. Jones  
 Title: Senior Property Manager  
 Date: 10-24-2018

	FIRM TERM YEARS 1-5	FIRM TERM YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	1,938,072.23	\$2,302,032.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	0.00	0.00
OPERATING COSTS <sup>3</sup>	\$301,968.95	\$295,892.49*
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	0.00	0.00
ANTENNA <sup>5</sup>	\$4,200.00	\$4,200.00
EFFECTIVE 11/1/18 – 5/31/20 SENATE PARKING <sup>6</sup>	\$20,700.00	
<b>TOTAL ANNUAL RENT</b>	<b>2,264,941.18</b>	<b>2,602,124.49</b>

<sup>1</sup>Shell rent calculation:

(Firm Term, years 1-5) \$31.241593 per RSF multiplied by 62,035 RSF

(Firm Term, years 6-10) \$37.1086 per RSF multiplied by 62,035 RSF

<sup>2</sup>The Tenant Improvement Allowance \$2,228,941.79 is provided at no cost to the Government. The full Tenant Improvement Allowance, per section 1.08 of this Lease, is \$44.4030 per ABOA SF, which the Government has full access to in building out the Tenant Improvements. The full Tenant Improvement Allowance is being given free of charge to the Government as a rental concession, thus \$0.00 per ABOA SF is being amortized as part of the rental consideration

Outside the Tenant Improvement and Building Specific Amortized Capital allowance, and additional \$620,350.00 will be provided at no cost to the Government to cover the cost for raised floor, soffits, and Mekko Shades in core and shell build out costs

<sup>3</sup>Operating Costs rent calculation: \$4.769767 per RSF multiplied by 62,035 RSF \* subject to escalation

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$1,254,950.00 is provided at no cost to the Government. The full BSAC amount per section 1.11 of this Lease, is \$25.00 per ABOA SF, which the Government has full access to in building out the build specific security requirements. The BSAC is being given free of charge to the Government as a rental concession, thus, \$0.00 per ABOA SF is being amortized as part of the rental consideration.

<sup>5</sup>ANTENNA COST IS \$350.00 PER MONTH

<sup>6</sup>SENATE PARKING COST \$115 PER SPACE/MONTH X 15 SPACES

**Senate Parking:** The single parking space is provided effective November 1, 2018 to May 31, 2020 (two years) subject to Lessor and Government termination rights. The Lessor and Government may terminate the parking in part or in whole upon ninety (90) days written notice to the other party. Said notice shall begin the day following the date of the correspondence. Parking is located at 150 E. Social Hall Avenue.

INITIALS:

  
LESSOR

&

  
GOVT