

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LVA00112
LEASE AMENDMENT	
ADDRESS OF PREMISES 669 SHORT LANE GLOUCESTER, VA 23061-4410	PDN Number:

THIS AMENDMENT is made and entered into between

whose address is: **ARC GSGLOVA001 LLC
2325 EAST CAMELBACK ROAD, SUITE 1100
PHOENIX, AZ 85016-0000**

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 **establish the lease term, establish the square footage and establish the annual rent.**

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 as follows:

- A. The Lease Term Commencement Date is hereby established as May 7, 2017. The lease term is established as May 7, 2017 through May 6, 2027.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. Office and Related Space: **11,281** rentable square feet (RSF), yielding **10,392** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor, of the Building, as depicted on the floor plan(s) attached to the original Lease.
- C. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

CONTINUED ON PAGE 2

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:

ARC GSGLOVA001, LLC, a Delaware limited liability company
By: Cole REIT Advisors III, LLC, a Delaware limited liability company, its
Manager
Signature: _____
Name: Todd J. Weiss
Title: General Counsel, Real Estate
Entity Name: (see above)
Date: June 26, 2017

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
Entity Name: General Services Administration, Public Buildings Service
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Katie Kes
Title: Legal Secretary
Date: 6/26/17

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

	5/7/2017 – 5/6/2024	5/7/2024 – 5/6/2027
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$218,070.93	\$228,187.39
TENANT IMPROVEMENTS RENT ²	\$9,427.03	\$0.00
OPERATING COSTS ³	\$62,569.10	\$62,569.10
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$689.43	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$290,756.49	\$290,756.49

¹Shell rent (Firm Term) calculation: \$19.33 (rounded) per RSF multiplied by 11,281 RSF

²The Tenant Improvement Allowance of \$65,989.20 is amortized at a rate of 0 percent per annum over 7 years.

³Operating Costs rent calculation: \$5.55 (rounded) per RSF multiplied by 11,281 RSF

⁴Building Specific Amortized Capital (BSAC) of \$4,826.00 are amortized at a rate of 0 percent per annum over 7 years

⁵Parking costs described under sub-paragraph I of the original Lease

END OF DOCUMENT

INITIALS:


LESSOR

&


GOV'T