

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-09P-LNV03200
ADDRESS OF PREMISES 1150 FINANCIAL BLVD. SUITE 500 RENO, NEVADA 89501-0309	PDN Number:

THIS AMENDMENT is made and entered into between
 Hidden Valley Tech Center LLC, A Delaware Limited Liability Company

whose address is: 50 West Liberty Street, Suite 900
 Reno, Nevada 89501-1949

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

WHEREAS, the parties hereto amend the above referenced Lease to (1) establish the Commencement Date and Lease Term, (2) establish Termination Rights, (3) provide payment instructions for costs that exceeded the Tenant Improvement Allowance, (4) and amend the Lease to correct the total Annual Rent and Amortized Annual Tenant Improvement costs to be paid to the Lessor.

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 10/27/2015 as follows:

1. The term of the Lease shall commence on October 27th, 2015 and continue through October 26th, 2025, subject to termination rights as set forth below.
2. The Government may terminate this Lease (in whole or in part) at any time on or after October 27th, 2020 upon 60 days written notice to the Lessor. No Rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of mailing.

Continued on Page 2 and 3

This Lease Amendment contains 3 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
 By: Hidden Valley Tech Center LLC
 Signature: _____
 Name: Matthew T. White
 Title: Manager
 Entity Name: GVW Ventures, LLC
 Date: 11/16/15

FOR THE GOVERNMENT:
 Signature: _____
 Name: ETIENNE KANDLOS
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 11/24/15

WITNESSED FOR THE LESSOR BY:
 Signature: _____
 Name: Scott Stroup
 Title: Vice President
 Date: 11/16/15

Lease Amendment # 3
 GS-02P-LNV03200
 1150 Financial Blvd,
 Reno, Nevada 89501-0309

3. The Lessor and the Government hereby agree that the final cost of the Tenant Improvements is \$225,071.60. Of this amount, \$220,972.70 has been amortized into the rental rate over the Firm Term of the Lease at an interest rate of 5%.

The above defined costs include but are not limited to overhead and profit, any applicable sales tax, expediting and permitting fees, and any overtime work. The Government shall pay to the Lessor, upon substantial completion of the space and receipt of a proper invoice, a one-time lump sum payment in the amount of \$4,098.90, which represents the costs that exceeded the tenant improvement allowance.

All invoices sent by the Lessor must be submitted as follows in order to process the one-time lump sum payment:

- Invoice Number: Include a unique invoice number on each invoice submitted for payment.
- Remit to name and address: Please include your address on the invoice.
- Cite PS number on Invoices: PS number:
- Invoicing Instructions: Please submit invoices electronically on the Finance Website at www.finance.gsa.gov. If you are unable to process the invoices electronically, you may mail the invoices to the following address:

U.S. GSA Greater Southwest Finance Center (7BCP),
 819 Taylor Street,
 Fort Worth, Texas, 76102-0181

A copy of the invoice should also be mailed to the Lease Contracting Officer at:
 General Services Administration
 Attn: Eric Johnson
 Real Estate Acquisition Division
 50 United Nations Plaza, RM 2261
 San Francisco, CA, 94102

4. The Lessor shall proceed with due diligence to complete the deficiencies noted on the attached punch list annexed hereto and labeled Exhibit "A" by November 13th, 2015.
5. The Lessor and Government desire to delete section 1.03 Rent And Other Considerations (Sep 2013), paragraph A and replace with the following:
- "A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$52,876.80	55,539.00
GENERAL TENANT IMPROVEMENTS RENT	\$41,700.27	\$0
CUSTOM TENANT IMPROVEMENTS RENT	\$8,340.05	\$0
OPERATING COSTS	\$35,251.20	\$35,251.20
TOTAL ANNUAL RENT	\$138,168.32	\$90,790.20

INITIALS: JS & ek
 LESSOR & GOVT

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term."

6. Except as modified in the Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous Lease Amendments, the terms and conditions of this Agreement shall control and govern.

INITIALS: 509 & elk
LESSOR GOV'T