

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

AMENDMENT
NO. 1

DATE 10/24/11

LEASE AMENDMENT

TO LEASE NO. GS-10B-07308 BLDG#ID4305

ADDRESS OF PREMISES 1249 S Vinnell Way, Boise, ID 83709-1663
and
1387 S Vinnell Way, Boise, ID 83709-1657

THIS AGREEMENT, made and entered into this date by and between Rubicon GSA II Boise BLM, LLC

whose address is 39 S. LaSalle Street, Suite 1010, Chicago, Illinois 60603-1725
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
lease is amended, effective October 19, 2011, as follows:

This Amendment # 1 reflects a change in the lease to clarify the breakdown of Rentable and ANSI/BOMA Square Footage.

Therefore Section 1.01 THE PREMISES – SUCCEEDING shall be deleted in its entirety and replaced with the following:

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing
condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are
not limited to, National Fire Protection Association (NFPA) requirements, ABAAS compliance, as well as compliance with
all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial,
maintenance, repair, etc. as set forth in the lease paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: The total rentable square feet (RSF) is 150,551, yielding 131,623 ANSI/BOMA Office Area
square feet (ABOA) further clarified below:

Office Space	136,978 RSF	Yielding 118,050 ABOA (based on a Common Area Factor of 1.16034 percent)
Warehouse Space	13,573 RSF	Yielding 13,573 ABOA (based on a Common Area Factor of 1.000 percent),

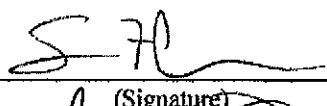
located at 1249 and 1387 S Vinnell Way, Boise, ID, of the Buildings, as depicted on the floor plan(s) attached hereto as
Exhibit A.

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 above date.

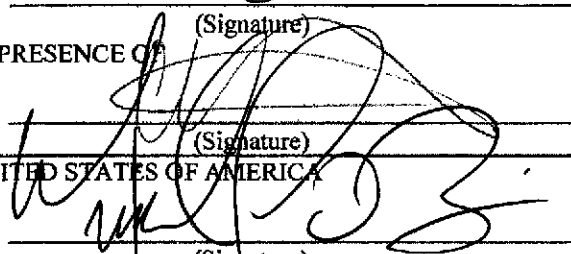
LESSOR

BY



(Signature)

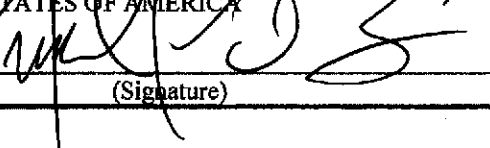
IN PRESENCE OF



(Signature)

UNITED STATES OF AMERICA

BY



(Signature)

Authorized Signatory

(Title)

39 S. LaSalle St, Suite #1010
Chicago, IL 60603

(Address)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)