

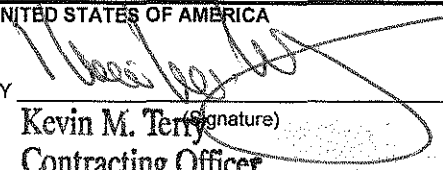


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-11B-02296	DATE APR 17 2012
ADDRESS OF PREMISES Union Center Plaza III 830 First Street, NE Washington, DC 20002-8019		
THIS AGREEMENT, made and entered into this date by and between CIM Urban REIT Properties VI, L.P. whose address is: 6922 Hollywood Boulevard Suite 900 Los Angeles, CA 90028-6129		
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 the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:		
Per the SF2, the effective date of this lease was August 1, 2011. In accordance with the terms of the lease, the Government was entitled to a rental abatement which totalled \$6,430,328.88; and a Commission Credit valued at [REDACTED]. Specifically, per paragraph 3, the rent shall be fully abated for the first eight (8) months of the lease term. In addition, a portion of the monthly rent shall be partially abated during the ninth (9); tenth (10); and eleventh (11) months of the lease term, in equal amounts of [REDACTED] per month for a total of [REDACTED]. The total credit the Government shall be entitled to was established as [REDACTED].		
The Government inadvertently paid the Lessor rent for the first six (6) months from August 2011 through January 2012 in the monthly amounts of \$803,791.11 each for 5 months and \$140,845.47 for one of the months. The total overpayment made by the Government was \$4,159,801.02.		
1) The Lessor shall refund the Government in the amount \$4,159,801.02 in the form of a check. The check shall be made payable to GSA and cite the lease contract number "GS-11B-02296". This refund check shall be mailed to the Government lock box at GSA, P.O. Box 301511, Los Angeles, CA 90030-1511		
2) For the months of February 2012 and March 2012, the rent shall be abated as outlined in the SF 2 for the remaining rental abatements.		
3) The months of April 2012, May 2012, and June 2012 shall be partially abated in the equal amount of [REDACTED] each month (for a total abatement of [REDACTED]) to account for the Commission Credit.		
4) Full monthly rental payments due the lessor as stated in paragraph 3 of the SF2 shall begin July 2012.		
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:	CIM Urban REIT Properties VI, L.P.	
BY	 (Signature)	<u>Treasurer</u> (Title)
IN THE PRESENCE OF		
	 (Signature)	<u>6922 Hollywood Blvd, Ste 900, LA, CA</u> (Address)
UNITED STATES OF AMERICA		
BY	 Kevin M. Terry (Signature) Contracting Officer	<u>Contracting Officer, GSA, NCR, PBS, DC Service Center</u> (Official Title)

U.S. General Services Administration

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