

<b>11GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LDC12652
<b>ADDRESS OF PREMISES</b>  <b>800 North Capitol Street, NW Washington, DC 20002-4244</b>	

**THIS AMENDMENT** is made and entered into between **CIM Urban REIT Properties III, LP**

whose address is: 4700 Wilshire Boulevard, Suite 300  
Los Angeles, CA 90010

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

**WHEREAS**, the parties hereto desire to amend the above Lease for the addition of parking spaces..

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, upon execution by the Government as follows:

Effective March 1, 2015, **Forty-Six (46) parking spaces** for Government Official Vehicles will be added to this Lease at the annual rent of \$143,520.00 payable at the rate of \$11,960.00 per month. The annual rent of \$143,520.00 consists of \$132,000.00 for **Forty-Four (44) non-reserved spaces** [44 spaces x \$250.00 per space per month x 12 months] and \$11,520.00 for **Two (2) reserved spaces** [2 spaces x \$480.00 per space per month x 12 months]. This annual rent is subject to a 3% escalation effective on March 1<sup>st</sup> of each subsequent year (i.e. first parking increase shall be effective March 1, 2016).


Effective March 1, 2015, the new annual rent covered by this Lease shall increase by \$143,520.00 from \$1,980,170.50 to \$2,123,690.50 payable at the rate of \$176,974.21. The rent abatement for the office space initially effective February 27, 2015 shall remain in effect. Effective March 1, 2015, only rent due for the parking portion shall be paid to the Lessor until rent abatement and broker commission credit have been entirely exhausted.

This Lease Amendment contains {1} page.

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.

<p><b>FOR THE LESSOR:</b></p> <p style="text-align: center;"><small>CIM Urban REIT Properties III, L.P., a Delaware limited partnership</small></p> <p style="text-align: center;"><small>By: CIM Urban REIT GP II, LLC, a Delaware limited liability company its general partner</small></p> <p>Signature: </p> <p>Name: <u><del>Terry Washburn</del> Eric Rubinfeld</u></p> <p>Title: <u>Vice President</u></p> <p>Entity Name: <u>CIM Urban REIT Properties III, LP</u></p> <p>Date: <u>5/19/15</u></p>	<p><b>FOR THE GOVERNMENT:</b></p> <p>Signature: </p> <p>Name: </p> <p>Title: <u>GSA, Public Buildings Service,</u></p> <p>Date: <u>6/25/2015</u></p>
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**WITNESSED FOR THE LESSOR BY:**

Signature: 

Name: [Redacted]

Title: sr. lease Administrator

Date: 5/19/15