11GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT ADDRESS OF PREMISES 800 North Capitol Street, NW Washington, DC 20002-4244

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

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 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:

- 1. Addition of Parking Spaces: Effective September 1, 2015, Four (4) unreserved spaces for Government Official Vehicles will be added to this Lease at the annual rent of \$12,000.00 payable at the rate of \$1,000.00 per month. The new parking annual rent shall be \$155,520.00 consisting of \$144,000.00 for Forty-Eight (48) 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 parking annual rent is subject to a 3% escalation effective on March 1st of each subsequent year (i.e. first parking increase shall be effective March 1, 2016).
- 2. New Annual Rent: Effective September 1, 2015, the new annual rent covered by this Lease shall increase by \$12,000.00 from \$2,123,690.50 to \$2,135,690.50 payable at the rate of \$177,974.21. The rent abatement and Broker Commission Credit for the office space initially effective February 27, 2015 shall remain in effect until they have been entirely exhausted. Effective September 1, 2015, the Government shall continue to pay rent for parking only at the increased annual amount of 155,520.00 for the 50 parking spaces, payable at the rate of \$12,960.00 per month. Exhibit A is attached to this LA to illustrate rent payments due under lease covering the period from 2/27/2015 through 1/31/2016.

This Lease Amendment contains {2} 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.

FOR THE Imited partnership Urban REIT GP II, LLC,	FOR THE GOVERNMENT:			
Signature: Name: Title: Entity Name. Date: Signature: Name: Chsnet Sident Properties III.	Signature: Name: Title: Lease Contracting Onicer GSA, Public Buildings Service, Date: SEP 04 2015			

WITNESSED FOR THE LESSOR BY:

Signature:
Name:
RATION
Title:
Date:

Selection Selection
RATION

EXHIBIT A TO LA #2 - LDC12652 ILLUSTRATION OF PAYMENTS DUE 2/27/2015 - 1/31/2016

Office

	Space RSF	Office Space	Space	Space Space	Abatement	ВСС	
	51,433	Per Yr	Per Yr	Per Yr	Per Mo	1st Mo	agina base in
		\$1,980,170.50	\$5,760.00	\$3,000.00	\$165,014.21	\$67,746.59	发 型 原金
		Per Mo	Per Mo	Per Mo	9	2nd Mo	
		\$165,014.21	\$480.00	\$250.00	\$1,485,127.89	\$67,746.58	Sec. 1 St. Page 15
Period / Month	# of Reserved Parking	# of UnReserved Parking	Due to Lessor on Office	Due to Lessor for Parking	Rent Abatement	Broker Commissio n Credit	Total Due to Lessor for Period
2/27/15- 2/28/15	0	0	\$11,786.73	\$0.00	(\$11,786.73)		\$0.00
3/1/15- 3/31/15	2	44	\$165,014.21	\$11,960.00	(\$165,014.21)		\$11,960.00
4/1/15- 4/30/15	2	44	\$165,014.21	\$11,960.00	(\$165,014.21)	10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	\$11,960.00
5/1/15- 5/31/15	2	44	\$165,014.21	\$11,960.00	(\$165,014.21)	2 22 1997	\$11,960.00
6/1/15- 6/30/15	2	44	\$165,014.21	\$11,960.00	(\$165,014.21)		\$11,960.00
7/1/15- 7/31/15	2	44	\$165,014.21	\$11,960.00	(\$165,014.21)		\$11,960.00
8/1/15- 8/31/15	2	44	\$165,014.21	\$11,960.00	(\$165,014.21)		\$11,960.00
9/1/15- 9/30/15	2	48	\$165,014.21	\$12,960.00	(\$165,014.21)	240	\$12,960.00
10/1/15- 10/31/15	2	48	\$165,014.21	\$12,960.00	(\$165,014.21)	John J. Striji	\$12,960.00
11/1/15- 11/30/15	2	48	\$165,014.21	\$12,960.00	(\$153,227.48)	tari • tiris	\$24,746.73
12/1/15- 12/31/15	2	48	\$165,014.21	\$12,960.00	\$0.00	(\$67,746.59)	\$110,227.62
1/1/16- 1/31/16	2	48	\$165,014.21	\$12,960.00	\$0.00	(\$67,746.58)	\$110,227.63

GOV'T 87 LESSOR