

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-11P-LDC12727
ADDRESS OF PREMISES Sentinel Square I 90 K Street NE Washington, DC 20002-4203	PDN Number: NA

THIS AMENDMENT is made and entered into between **Sentinel Square I, LLC** whose address is:

2750 East Cottonwood Parkway, Suite 560
Cottonwood Heights, Utah 84121

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, **effective upon execution by the Government**, as follows:

This Lease Amendment (LA) is hereby issued to reflect the extension of the firm term from 5 years to 10 years (reflected as the early exercise of the evaluated renewal option per Section 1.06 of the Lease.) The expiration date shall be amended from September 11, 2022 to **September 11, 2027**. In consideration, the Government shall be due two months free rent in the amount of **\$243,056.47** to be applied at the beginning of Year 6 of the Lease. Additionally, as per Section 1.06 of the Lease, the Shell Rent shall be increased for Years 6-10. The following tables summarize the rent terms and free rent schedule for Years 6-10 of the Lease, effective September 11, 2022.

Shell Rent	\$1,071,428.34
Tenant Improvements Rent	\$137,836.26
Operating Costs*	\$249,074.19
Total Annual Rent	\$1,458,338.79

This Lease Amendment contains 2 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: Utah State Retirement Investment Fund,
its sole member

Signature: _____

Name: Devon W. Olson

Title: _____

Director - Real Estate

Entity Name: _____

USRI

Date: _____

2/1/18

FOR THE GOVERNMENT:

Signature: _____

Name: _____

Kevin Morrison

Title: _____

Lease Contracting Officer

GSA, Public Buildings Service,

Date: _____

MAR 12 2018

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Jerry Sanchez

Title: _____

Investment Council

Date: _____

February 1, 2018

* Operating cost basis shall continue from the effective date of the Lease. Continuing annual adjustments shall be made in Years 6-10 of the Lease.

Notwithstanding any of the terms stated above, the annual rent shall be abated for 2 months in the aggregate amount of **\$243,056.47** and will be withheld from the monthly rent then due and be applied as follows:

Time Period	Rent Abatement
September 12-30, 2022	\$76,967.88
October 2022	\$121,528.23
November 2022	\$44,560.36
TOTAL	\$243,056.47

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty (30) days after the date of execution by the Government's Contracting Officer.

INITIALS:


LESSOR

&


GOVT