GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE TO LEASE NO. GS-04B-62411 LEASE AMENDMENT ADDRESS OF PREMISES 900 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324-3920

THIS AMENDMENT is made and entered into between Duke Realty Limited Partnership

whose address is: 600 E. 96TH Street, Suite 100, Indianapolis, IN 46240

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 mentioned covenant and agree that the said Lease is amended effective November 8, 2013, as follows:

- The tenant improvements have been substantially completed and the government accepts the leased space on November 7, 2013. The commencement date of the rental shall be October 16, 2013 and shall expire on October 15, 2018.
- II. Per paragraph 1.09 of the lease, the Government elects to make a lump sum payment for the entire Tenant Improvement work of the amount of \$590,388.26. The Tenant Improvement Allowance will NOT be amortized into the rent.
- III. To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall include the invoice date, the name and address of the Lessor, the lease number, the building address, this LA # and GSA PDN #______.

The original invoice must be submitted directly to the GSA Finance Office. Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password.

After acceptance by the Government, the Lessor shall follow the instructions posted on the website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by phone at (817) 978-2408 or by email at <u>FW-Paymentsearch.finance@gsa.gov</u>. If unable to process the invoice electronically, Lessor may mail the invoices to the following addresses:

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.

	DUKE REALTY LIMITED PARTNERSHIP, an Indiana	FOR TH	
Title: Entity Name:	Senior Vice President Duke Realty Limited Partnership	Signatu Name: Title: GSA, P	
Date:		Date:	1/9/19
		<u> </u>	
WITNESSED	FOR THE LESSON BY		
	FOR THE LESSON RV		
Signature: Name:			
Signature:			

Lessor shall submit original invoice directly to: General Services Administration FTS and PBS Payment Division (7BCD) Fort Worth, TX 76102-0181 Lessor must copy Contracting Officer at: General Services Administration 7771 W. Oakland Park Blvd. Suite 119 Sunrise, FL 33351

Paragraphs 1.03 A, 1.04 and 1.05 of the lease are hereby deleted in their entirety and replaced as follows:

Paragraph 1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

A: The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (10-16-2013 to 10-15-2018)		NON FIRM TERM (10-16-2018 to 10-15-2023)	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$267,317.85 ²	\$20.85 ²	\$295,139.42 ²	\$23.02 ²
TENANT IMPROVEMENTS RENT	N/A	N/A	N/A	N/A
OPERATING COSTS	\$110,901.65 ²	\$8.65 ²	\$110,901.65 ²	\$8.65 ²
BUILDING SPECIFIC SECURITY	N/A	N/A	N/A	N/A
TOTAL ANNUAL RENT	\$378,219.50	\$29.50	\$406,041.07	\$31.67

²Rates may be rounded.

Paragraph 1.04 BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)

A.	CB Richard Ellis Real Estate Services, Inc. ("Broker") is the authorized real estate broker representing GSA in
conn	ection with this lease transaction. The total amount of the Commission is a second and is earned upon lease execution
	ole according to the Commission Agreement signed between the two parties. Only the Commission, will be
	ple to Smith Real Estate Services, Inc. with the remaining which is the "commission credit", to be credited to
	ell rental portion of the annual rental payments due and owing to fully recapture this commission credit. The reduction in
	rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$31,518.29 minus prorated commission credit of equals equals adjusted 1st Month's Rent.

Month 2 Rental Payment \$31,518.29 minus prorated commission credit of equals equals adjusted 2nd Month's Rent.

Paragraph 1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time, after October 15, 2018 by providing not less than sixty (60) days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS:

VD

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Lease Amendment Form 12/12