

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-04B-62428
LEASE AMENDMENT	
ADDRESS OF PREMISES 200 South College Street Charlotte, NC 28202-2012	PDN Number:

THIS AMENDMENT is made and entered into between **CIM Urban Reit Properties VIII LP**

whose address is: 6922 Hollywood Blvd 9th Floor Los Angeles, CA 90028-6117
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 to correct the percentage of occupancy and tax base:

Effective March 7, 2014:

The Lessor hereby leases to the Government 26,391 rentable square feet (RSF) of office and related space, yielding 24,561 ANSI/BOMA office area of space.

1. Paragraph 1.11 of the lease is hereby amended as follows:

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 4.77 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 26,391 RSF by the total Building space of 553,056 RSF

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:
CIM Urban REIT Properties VIII, L.P.
a Delaware limited partnership

by: CIM
LLC,
com
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by:
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FOR THE GOVERNMENT:

Signature: 
Name: HEATHER BISHOP
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5/19/14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: RACHEL EARLE
Title: Contract Manager
Date: 5/5/14

The Lessor hereby leases to the Government 26,391 rentable square feet (RSF) of office and related space, yielding 24,561 ANSI/BOMA office area of space.

1. Paragraph 1.03 of the lease is hereby amended as follows:

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
05/07/2013-05/06/2023	26,391	\$413,283.06	\$160,721.19*	\$0.00	\$25,200.00	\$599,204.25	\$22.70	\$24.51


*Exclusive of 2013 CPI escalation.

Upon completion and acceptance of tenant improvements, the Lessor will lease to the Government a total of 33,923 rentable square feet (RSF) of office and related space, yielding 31,278 ANSI/BOMA office area square feet (ABOASF) of space and twelve (12) onsite parking spaces at the rate of \$22.70 prsf (exclusive of tenant improvement costs).

TERM	RSF	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENTS	PARKING	ANNUAL RENT	PRSF RATE	PUSF RATE
Years 1-5	33,923	\$531,234.18	\$206,591.07	\$320,154.83*	\$25,200.00	\$1,083,180.08	\$31.93	\$34.48
Years 6-10	33,923	\$692,368.43	\$206,591.07	\$0.00*	\$25,200.00	\$924,159.50	\$27.24	\$29.42

*The rental set forth in Paragraph 1.03 of this lease amendment does not include tenant improvement costs. Upon completion of the tenant improvements, the actual cost of said tenant improvements shall be reconciled and the rent will be adjusted accordingly.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

INITIALS:  & _____
LESSOR GOVT