

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 9
LEASE AMENDMENT	TO LEASE NO. GS-04B-40164
ADDRESS OF PREMISES 3004 Tower Blvd Durham, NC 27707-2542	PDN Number: N/A

THIS AMENDMENT is made and entered into between **UIRC-GSA Durham NC, LLC**
whose address is: 15700 103rd St, Lemont, IL 60439-9610

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

WHEREAS, the parties hereto desire to amend the above Lease to extend the lease term.

Extended Lease Term

To Have and To Hold the said Premises with its appurtenances for the term beginning September 1, 2003 and continuing through October 31, 2016.

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 September 1, 2016 as follows:

	SEPT 1, 2016 – OCT 31, 2016
	ANNUAL RENT
SHELL RENT ¹	\$368,453.75
TENANT IMPROVEMENTS RENT	\$ 0
OPERATING COSTS ²	\$ 85,290.87
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)	\$ 0
PARKING	\$ 0
TOTAL ANNUAL RENT³	\$453,744.62

¹Shell rent calculation:

\$24.77 per RSF multiplied by 14,875 RSF

²Operating Costs rent calculation: \$5.73 per RSF multiplied by 14,875 RSF. Operating rent is inclusive of CPI through 2015.

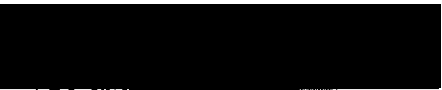
³Annual rent calculations: \$30.50 per RSF multiplied by 14,875 RSF.

This Lease Amendment contains 2 pages.

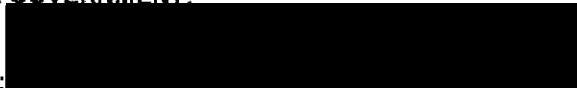
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
Name: Edward A. Hodge
Title: Accountant
Entity Name: UIRC-GSA Durham NC, LLC
Date: 9/9/16

FOR THE GOVERNMENT:

Signature: 
Name: Wanda P. Hardiman
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/9/16

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Jami-Lyn Fultz
Title: Accountant
Date: 9/9/16

This lease will terminate effective October 31, 2016.

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