

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-17107
ADDRESS OF PREMISES Journal Center, 4400 Masthead Street Albuquerque, NM 87109	PDN Number: N/A

THIS AMENDMENT is made and entered into between DI Albuquerque Project Company LLC, c/o CBRE Global Investors whose address is: 515 South Flower Street, 31st Floor, Los Angeles, CA 90071

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 lease Suites 120, 140 and 170, resulting in an increase of the ANSI/BOMA Office Area (ABOA) square footage (SF) of the Premises from 67,633 to 70,614, and make the appropriate adjustments to Rent, Expenses, Percentage of Occupancy, Commissions and other consideration as outlined in Section 1 of the 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 October 1, 2013, as follows:

1.) Section 1.01 of the Lease is hereby deleted in its entirety and replaced with the following:

1.01 THE PREMISES (AUG 2011)

The Premises are described as follows:

Office and Related Space: 79,137 rentable square feet (RSF), yielding 70,614 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 12.07 percent, located on the 1st and 2nd floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

This Lease Amendment contains 3 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: _____
Title: Authorized Signatory
Entity Name: DI Albuquerque, Project Company, LLC
Date: 10/29/13

FOR THE GOVERNMENT:
Signature: _____
Name: _____
Title: _____
Entity Name: GSA, Public Buildings Service,
Date: 11/26/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Executive Assistant
Date: Oct. 29, 2013

Any modifications to suite 140 to support the reconfiguration of the data center, excluding any shell work necessary to comply with section 3 (Construction Standards and Shell Components) of the lease to support the new occupancy, shall be at the sole expense of the Government and paid for as a part of the TI allowance.

5.) Section 1.11 of the Lease is hereby deleted in its entirety and replaced with the following:

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)

As of the date of this amendment, the Government's percentage of occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is **48.5825** percent. The percentage of occupancy is derived by dividing the total Government space of **79,137** RSF by the total building space of **162,892** RSF.

6.) Section 1.12 of the Lease is hereby deleted in its entirety and replaced with the following:

1.12 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$4.82 per rentable sq. ft (\$381,440.34/annum).

7.) Section 1.15 of the Lease is hereby deleted in its entirety and replaced with the following:

1.15 24-Hour HVAC Requirement (MODIFIED)

The hourly overtime HVAC rate specified above shall not apply to any portion of the premises that is required to have heating and cooling 24 hours per day. The LAN Room dedicated AC Unit and any critical AC units (CRACs) associated with Suite 140 will be separately metered and the lessor shall bill GSA based on the actual usage and the actual rate on a quarterly basis. The Government, at its sole cost and expense, will be responsible for the maintenance, repair and replacement (if applicable) of any and all CRACs located in Suite 140. Notwithstanding the foregoing, Lessor shall provide 24 hour HVAC service at no additional cost to the Government if the Lessor provides this service to other tenants in the building at no additional cost.

8.) Section 6.02 of the Lease is hereby deleted in its entirety and replaced with the following:

6.02 UTILITIES (MODIFIED)

The Lessor is responsible for providing all utilities necessary for base building and tenant operations as part of the rental consideration. On a quarterly basis, the Government will reimburse the Lessor for all utility charges for the operation of the 24 hour HVAC spaces throughout the entire leased premises.

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

INITIALS:  LESSOR &  GOV'T