

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LOH18725
ADDRESS OF PREMISES 36 East Seventh Street Cincinnati, OH	PDN Number:

THIS AMENDMENT, made and entered into this date by and between **JPMCC2004-CIBC10 7TH STREET, LLC BY: LNR PARTNERS, LLC**

whose address is: 1601 Washington Avenue, Suite 700
Miami Beach, FL 33139-3165

Herein after called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease by changing the Building Improvements duration date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government executions as follows.

Paragraph 1.19 is hereby deleted from the lease and replaced with the following:

1.19 BUILDING IMPROVEMENTS (SEP 2012)

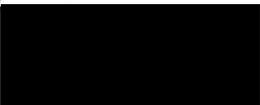
Before the Government accepts the space, The Lessor shall complete the following additional Building improvements no later than one-hundred and fifty (150) calendar days from Lease Award.

- A. Offeror shall install a unisex ABAAS compliant restroom on the 22nd and 25th floors of the building where the Government will reside. Costs are included in the shell build out at the Lessor's expense.

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: Steven D. Ferreira
Title: Vice President
Entity Name: JPMCC 2004-CIBC10 7th Street Ave LLC
Date: 7/29/2016

FOR THE GOVERNMENT:

Signature: 
Name: Stephanie Caruso
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/4/16

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Assistant
Date: 7/29/2016

- B. Lessor shall provide new carpet only for the Bureau of Labor Statistics suite. Carpet shall be provided at the Lessor's expense at no additional cost to the Government.
- C. Energy upgrades in lieu of earning the Energy Star label: Lessor shall replace the lighting in accordance with Exhibit G at no additional cost to the Government within suites 2250, 2525, 2550.
- D. Lessor shall install shatter resistant window glazing on all exterior windows of the Government premises, as described in the Lease and security requirements for level 2.

INITIALS

LESSOR

&



GOVT