

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 07
	TO LEASE NO. GS-09B-02291
ADDRESS OF PREMISES 1330 SOUTH 16 TH STREET PHOENIX, AZ 85034	PDN Number:

THIS AMENDMENT is made and entered into between **DOXA South LLC, an Arizona Limited Liability Company**

whose address is: 2005 North Central Avenue
Suite 100
Phoenix, AZ 85004-1546

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 re-state the square footage to include the Expansion Space, remove termination rights thereby extending the firm term, re-state the annual rent, re-state the percentage of occupancy, extend the hours of operation, lower the Overtime HVAC hourly rate, establish a tenant improvement allowance for the expansion space and provide a schedule for the design and construction of the expansion space.

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 upon execution by the Government as follows:

Paragraphs 1, 4, 10, and 16 are deleted in their entirety and replaced with the following:

"1. The Lessor hereby leases to the Government the following described premises consisting of a total of 53,314 rentable square feet (r.s.f.), yielding approximately 50,061 ANSI/BOMA Office Area square feet (inclusive of approximately 3,980 r.s.f. / 3,980 ABOA s.f. of Expansion Space and the original space of 49,334 r.s.f. / 46,081 ABOA s.f.) and related space located on the 1st Floor at 1330 South 16th Street, Phoenix, AZ 85034, together with 12 structured, secured, reserved parking spaces and 3 official visitor surface reserved parking spaces, as depicted on the attached Site Plan (See Exhibit A)(the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

"4. PARAGRAPH 4 IS INTENTIONALLY DELETED."

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: *Daniel J Wilhelms*
 Name: DANIEL J WILHELMS
 Title: Managing Member
 Entity Name: DOXA Central LLC
 Date: July 18, 2013

FOR THE GOVERNMENT:

Signature: *Erin A Wineschel*
 Name: ERIN WINSCHEL
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 7/30/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: _____

- B. Government review of CDs: The Government shall have **10** Working Days to review CDs before Lessor proceeds to prepare a TI price proposal for the work described in the CDs. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs.
- C. The Lessor's preparation and submission of the TI price proposal: The Lessor shall prepare and submit a complete TI price proposal in accordance with this Lease within **10** Working Days following the end of the Government CD review period. Please refer to Lease GS-09B-02291 SFO Paragraph 3.2 TENANT IMPROVEMENT PRICING REQUIREMENTS.
- D. Negotiation of TI price proposal and issuance of notice to proceed (NTP): The Government shall issue NTP within **10** Working Days following the submission of the TI price proposal, provided that the TI price proposal conforms to the requirements of the paragraph titled "Tenant Improvements Price Proposal" and the parties negotiate a fair and reasonable price for TIs.
- E. Construction of TIs and completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than **85** Working Days following issuance of NTP."

"34. AGENCY SPECIFIC REQUIREMENTS FOR EXPANSION SPACE

The documents specified below constitute the Agency Specific Requirements, include the DIDs, and are made a part of the lease, referred to as Exhibit B:

- A. Special Requirements Statement of Work – [REDACTED] – 13 pages
- B. DO Statement of Work – [REDACTED] – 12 pages
- C. Phoenix District & Field Office Security System Scope of Work – [REDACTED] – 7 pages
- D. [REDACTED] Voice Statement of Work – 11 pages
- E. [REDACTED] Structured Cable Plant Scope of Work – 17 pages
- F. DD Conf Room AV Drawing – [REDACTED] – 1 page
- G. Security Floor Plan Drawing – [REDACTED] – 1 page"

INITIALS: DAW & EDW
LESSOR GOVT