

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 3

DATE
11/3/2011

TO LEASE NO.
GS-09B-02683

ADDRESS OF PREMISES, 2600 North Central Avenue, 16th Floor, Phoenix, AZ 85004-3050

THIS AGREEMENT, made and entered into this date by and between: ARI Central, LP and Danari Central LLC

whose address is 2600 North Central Avenue, Suite B-101
Phoenix, AZ 85004-3050

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 to establish Beneficial Occupancy of above mentioned premises, define the termination date, adjust the full annual rent, adjust the commission and commission credit and record change orders:

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended on, September 21, 2011, as follows;

Paragraphs 4, 9, 10, 17, and 25 are fully deleted and replaced with the following:

4. The Government may terminate this lease in whole or in part effective any time on or after September 20, 2016 giving at least sixty (60) days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

9. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning, September 21, 2011 thru September 20, 2021 of the term (10) years, five (5) years firm term, in accordance with the Paragraph entitled "Acceptance of Space" herein, subject to termination rights as may be hereinafter set forth.

10. The Government shall pay the Lessor annual rent as follows:

	Shell Rate	Annual Base Year Service Cost	Annual Amortized TI	Annual Total Rent	Total Monthly Rent
09/21/11 - 09/20/16	\$210,648.81	\$76,102.93	\$109,329.09	\$396,080.83	\$33,006.74
09/21/16 - 09/20/21	\$210,648.81	\$76,102.93	\$0.0000	\$286,751.74	\$23,895.98

Rent for a lesser period shall be prorated. Rent shall be payable to:

ARI Central, LP c/o Adler Realty Investments, Inc.
2600 North Central Avenue, Suite B-101
Phoenix, AZ 85004-3050

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

LESSOR ARI Central LP and Danari Central LLC

BY _____
(Signature)

Executive Vice President

(Title)

IN PRESENCE OF _____
(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY _____
Jessica Escobedo (Signature)

Lease Contracting Officer
(Official Title)