

CoreSite Realty Corp
Form 8-K
June 04, 2015

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): **June 3, 2015**

CoreSite Realty Corporation

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation)

001-34877
(Commission File Number)

27-1925611
(IRS Employer Identification
No.)

1001 17th Street, Suite 500, Denver, CO
(Address of principal executive offices)

80202
(Zip Code)

Registrant's telephone number, including area code: **(866) 777-2673**

N/A

(Former name or former address, if changed since last report)

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 1.01 Entry into a Material Definitive Agreement.

On June 3, 2015, CoreSite One Wilshire, L.L.C. (CoreSite OW), a Delaware limited liability company (formerly known as CRG West One Wilshire, L.L.C.) and a subsidiary of CoreSite Realty Corporation (the Company), entered into the Fifth Amendment to Lease (the Fifth Amendment) with GI TC One Wilshire, LLC (Landlord), which further amended the terms of the Lease, dated as of August 1, 2007, between Hines REIT One Wilshire L.P. (Hines), as landlord, and CoreSite OW, as tenant (such Lease, together with the Fifth Amendment and all prior amendments thereto being referred to herein, collectively, as the Lease). The Lease relates to the Company s continuing real estate operations (the CoreSite Premises) at 624 S. Grand Avenue, Los Angeles, California (which CoreSite Premises were sold to Landlord by Hines in 2013).

In the Fifth Amendment, CoreSite OW and Landlord (i) extended the term of the Lease from July 31, 2017, to July 31, 2022, with respect to approximately 20,000 rentable square feet of the CoreSite Premises, increasing to approximately 137,000 the aggregate amount of rentable square feet of the CoreSite Premises regarding which the term of the Lease has been so extended to July 31, 2022 (with a continuing option for CoreSite OW to so extend with respect to all of the CoreSite Premises) and (ii) modified various other terms and provisions of the Lease.

The rent paid by CoreSite OW under the Lease remains unchanged, subject to 3% annual increases through the extended term and any further extension periods. CoreSite OW holds options to extend the term with respect to the CoreSite Premises through July 31, 2037.

The summary set forth above is qualified in its entirety by reference to the Fifth Amendment to Lease, effective as of June 3, 2015, attached as Exhibit 10.1 hereto and incorporated herein by reference.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits:

| Exhibit | Description of Exhibit |
|----------------|---|
| 10.1 | Fifth Amendment to Lease, effective as of June 3, 2015, between GI TC One Wilshire, LLC and CoreSite One Wilshire, L.L.C. (formerly known as CRG West One Wilshire, L.L.C.). |

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: June 4, 2015

CoreSite Realty Corporation

By: */s/ Jeffrey S. Finnin*
Title: Chief Financial Officer

EXHIBIT INDEX

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