

F5 NETWORKS INC  
Form 8-K  
May 03, 2017

**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): May 3, 2017**

**F5 Networks, Inc.**

**(Exact name of registrant as specified in its charter)**

**Washington**  
**(State or other jurisdiction**  
**of incorporation)**

**000-26041**  
**(Commission**  
**File Number)**

**91-1714307**  
**(IRS Employer**  
**Identification No.)**

**401 Elliott Avenue West**

**Seattle, WA**  
**(Address of principal executive offices)**

**98119**  
**(Zip Code)**

**Registrant's telephone number, including area code (206) 272-5555**

**Not Applicable**

**Former name or former address, if changed since last report**

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))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

### **Item 1.01 Entry into a Material Definitive Agreement**

On May 3, 2017, F5 Networks, Inc. (the Company) entered into an office lease agreement (the Lease) with Fifth & Columbia Investors, LLC (the Landlord), pursuant to which the Company will lease approximately 515,000 rentable square feet (the Premises) of an office building to be located at 801 Fifth Avenue, Seattle, Washington. The Premises will become the Company's new corporate headquarters.

The term of the Lease is 14.5 years (the Term), commencing on the latter of (i) April 1, 2019 or (ii) 10 months after the substantial completion date of the construction of the Premises. The Company has the option to extend the Term for the Premises for up to three renewal terms of five years each, provided that the rent would be subject to market adjustment at the beginning of each renewal term.

Base rent payments due under the Lease for the Premises are expected to be approximately \$359.5 million in the aggregate over the Term of the Lease. The Company is also responsible for certain other costs under the Lease, such as certain build-out expenses, operating expenses, taxes, assessments, insurance, and utilities.

The foregoing is a summary description of certain terms of the Lease and is qualified in its entirety by reference to the full text of the Lease, a copy of which is filed as Exhibit 10.1 hereto and incorporated by reference herein.

### **Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant**

The information set forth above and referenced under Item 1.01 is hereby incorporated by reference into this Item 2.03.

### **Item 9.01 Financial Statements and Exhibits**

(d) Exhibits:

10.1 Office Lease Agreement between F5 Networks, Inc. and Fifth & Columbia Investors, LLC dated May 3, 2017

**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.

F5 NETWORKS, INC.

(Registrant)

Date: May 3, 2017

By: */s/ François Locoh-Donou*  
François Locoh-Donou  
President and Chief Executive Officer

**EXHIBIT INDEX**

Exhibit No.	Description
10.1	Office Lease Agreement between F5 Networks, Inc. and Fifth & Columbia Investors, LLC dated May 3, 2017