

Supplemental Lease Agreement
Number 49Lease
Number: LCO13980

Date:

(Government to complete)

3/24/11

Address of Premises: 1595 Wynkoop Street, Denver, Colorado 80202

THIS AGREEMENT, made and entered into this date by and between DENVER EPA OC, LLC c/o AllCapital/GPT Properties, LLC, whose address is 13625 California Street, Suite 310, Omaha, Nebraska 68154, 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 provide design intent drawings for Rooms 4152 and 4154 on a reimbursable basis to the Lessor.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 23, 2011, as follows:

Paragraph 83 of form SF2 "Lease for Real Property" is hereby incorporated into the Lease:

"83. The Lessor hereby agrees to complete and provide design intent drawings and project oversight for the [REDACTED] rooms (see Attachment A) including all necessary labor, material, equipment, supervision, permitting, and quality control as required. Upon completion of said work to the reasonable satisfaction of the Government, not to be unreasonably withheld, the Government hereto agrees to pay the Lessor a lump sum amount not to exceed [REDACTED].

Reimbursement to the Lessor will be made upon completion of the work and acceptance of the work by the GSA Contracting Officer and upon receipt of an itemized invoice from the Lessor. Approval by the GSA Contracting Officer shall occur within ten (10) business days of completion of the work. In no event shall the government make payment prior to the completion of said work. The vendor receiving payment shall issue the invoice. Additionally, the invoice shall include a unique invoice number and cite the following PDN #PS0019939. Invoices submitted without the PDN are immediately returned to the vendor. Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy of the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP) PO Box 17181, Fort Worth, Texas 76102." 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 above date.

Lessor, DENVER EPA OC, LLC

By

Signature

Title

Director Asset Management

In Presence of

Signature

Address

13625 California St, Ste 310
Omaha, NE 68154

United States Of America, General Services Administration, Public Buildings Service,

By

Signature

CONTRACTING OFFICER

Title