

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 14

DATE: April 8, 2008

GS-08P-13980

ADDRESS OF PREMISES 1595 Wynkoop
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 modify a sentence and to incorporate additional tenant improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective April 8, 2008 as follows:

1. Paragraph 1.1.D. of the Lease agreement is hereby amended and modified by deleting the following sentence in its entirety:

"The Offeror shall provide and maintain an EPA Energy Star Building Certification Rating within 14 months of reaching 95% occupancy and submit the documentation to the Government."

and substituting in lieu thereof the following:

"The Offeror shall provide and maintain an EPA Energy Star Building Certification Rating no later than June 1, 2009 based on the January 1, 2008-December 31, 2008 building performance period and submit the documentation to the Government."

2. Paragraph 47 is hereby incorporated into the lease:

"In accordance with Paragraph 38 of this Lease, the following items have been approved by the Contracting Officer as tenant improvements. The Lessor will be reimbursed upon completion of the work, and acceptance of an itemized invoice. An itemized invoice must be submitted addressing the PDN no. PS0011824."

- a. Provide and install door hardware modifications to doors 8,600 and 9,600
- b. Credit for SLA #9 item e. Cost to provide hardware to Rooms 8,600 and 9,600
- c. Provide and install additional electrical outlets in shipping/receiving room

Total \$7,108.62

"The vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number PS0011824. (Invoices submitted without the PDN are immediately returned to the Vendor.) Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to 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), P.O. Box 17181, Fort Worth, Texas 76102."

ALL OTHER CONDITIONS REMAIN IN EFFECT

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

LESSOR, DENVER EPA OC, LLC

By

(Signature)

(Title)

Thomas D. Paschke,
Member

IN PRESENCE OF

(Signature)

(Address)

13625 California Street, Suite 310, Omaha, NE 68154

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE, REAL ESTATE DIVISION

BY

CONTRACTING OFFICER

(Signature) Mark K. Pearce

(Official Title)

JMM