

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 43	DATE: 11/24/10
	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 incorporate a new Paragraph 77 that covers the installation of energy savings technologies.

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

This Lease is amended September 16, 2010 as follows:

Paragraph 77 is hereby incorporated into the lease:

"77 The Lessor hereby agrees to provide all necessary labor as required to install energy saving technologies per the attached scope of work. 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 the lump sum amount of [REDACTED].

Reimbursement to the Lessor will be made upon completion of the work, inspection 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 number PS0018502. 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  Director - Asset Management
(Signature) (Title)

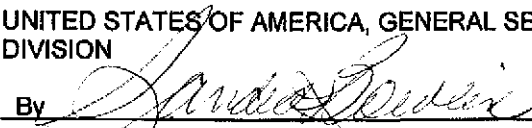
IN THE PRESENCE OF

13625 California St, Ste 310
Omaha, NE 68154

(Signature)

(Address)

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

By  Contracting Officer
Sandra Bowlin

Energy

Provide installation for the tenant supplied equipment procured for the energy monitoring and management research project per the attached materials list. Locations are to be as follows:

- South perimeter workstation pods or clusters on floors 5, 6, and 7 per the attached Sketch S-1. Pods encompass 6 workstations each for a total of 30 persons per floor.
- West perimeter pods on the 8th floor per Sketch S-2 as provided. Pods comprise of 4, 6, and 8 workstations configurations totaling approximately 42 persons.

Installation to include placement of occupancy sensors (provided by tenant) at each workstation per manufacturers' requirements and to provide data cabling and communication requirements between installed locations and Gateway located in C. Greenwell's cubicle on the 3rd floor.

In addition, provide options for the following:

- Cataloging of security equipment name plate power usage in main security room and entry.
- Installation of tenant supplied equipment to monitor energy usage of the 8th floor south pods per the layout in Sketch X-1
- Installation of tenant supplied equipment to monitor the lighting energy usage to coincide with the furniture system monitoring in Sketch X-1.

Water

Supply and installation of ultrasonic water metering device(s) that allows the reading of water usage by the external installation (non-inline application/no cutting of existing piping) on existing copper water piping currently installed within the facility. Meter should be applicable/adaptable to pipe sizes ranging from 1/2" to 2" in diameter.

It is intended to determine water usage of a typical floor (i.e. 7th floor) and the fitness center. Preliminary analysis indicates reading locations:

- 7th Floor
 - Main line floor feed (1)
 - Men's domestic H&C (2)
 - Women's domestic H&C (2)
 - Janitor's closet/mop sink (1)
 - Lounge (1)
 - Subtotal (7)
- Fitness Center
 - Men's domestic H&C (2)
 - Women's domestic H&C (2)
 - Subtotal (4)

Costs shall include reading the data collected by water meter(s) and relocating the meter(s) to different locations as shown above and/or as directed by building and research staff.

